

\$349,900 - 10309 167a Av Nw, Edmonton

MLS® #E4463585

\$349,900

5 Bedroom, 2.00 Bathroom, 1,013 sqft

Single Family on 0.16 Acres

Baturyn, Edmonton, Alberta

MASSIVE 25' x 39' shop, plus long driveway. Need tons of parking or a hobby space? This property is for you. Park on the long driveway, in the powered shop, or directly in front of the house. Original owner bi-level home with 3+1 bedrooms and 2 full baths. 1,895 sq ft of finished space, including a fully finished basement. Hot Water Tank aged 2023. Shingles 2012. Furnace is original. Shop estimated dimensions; 25' wide x 39' ft deep. 2025 Taxes \$3710.89 Lot 6,837 sq ft/635 sq m. 500m to Namas Centre. 300m to 2 schools: Baturyn Elem & St. Charles (K-6), w/playground, toboggan hill, outdoor skating, & community league. Bus stops behind back fence w/direct route to Downtown, U of A, bus interchange, or the new High School in Castledowns. New Catholic high school is walking distance: Blessed Carlo Acutis Catholic High School (west of the Castle Downs Family YMCA, at 153rd Avenue and Castle Downs Rd), open in September 2026, with a capacity for 1,300 students. (id:6289)

Built in 1978

Essential Information

Listing #	E4463585
Price	\$349,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,013



10309 167A Ave NW

- OVER 1,400 SQUARE FEET
- 3 + 1 BEDROOMS
- 2 BATHROOMS
- FULLY FINISHED BASEMENT
- 6,597 SQUARE FOOT LOT
- ORIGINAL OWNER BI-LEVEL HOME
- MASSIVE 30' X 40' POWERED SHOP FOR HOBBY SPACE, MECHANICS, OR STORAGE
- LONG DRIVEWAY WITH TONS OF PARKING SPACE
- LARGE BACKYARD WITH SPACE FOR GARDENING OR PLAY
- SPACIOUS DECK WITH PARTIAL WRAP-AROUND
- 500M TO NAMAS CENTRE (SHOPPING, DINING, AND MORE)
- BUS STOP DIRECTLY BEHIND PROPERTY WITH ROUTES TO DOWNTOWN, U OF A, BUS INTERCHANGE, AND CASTLEDOWNS HIGH SCHOOL
- CLOSE TO LOCAL PARKS AND YMCA
- 300M TO BATURYN ELEMENTARY AND ST. CHARLES CATHOLIC SCHOOL (K-6)
- TAXES FOR 2025 ARE \$3,700



Acres	0.16
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	10309 167a Av Nw
Subdivision	Baturyn
City	Edmonton
Province	Alberta
Postal Code	T5X2Y8

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	No back lane
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Forced air
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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