



## 9922 171A Avenue Edmonton AB

\$404,000

Welcome to your new home located in the community of Baturyn! Baturyn is known for its friendly atmosphere and community spirit. Take advantage of nearby parks, schools, and convenient access to amenities. This 2-story property spanning almost 1600 sq ft is an ideal choice for families seeking spacious living arrangements, including multi-generational households. The open and bright floor plan has five bedrooms, with two on the upper level, two on the main floor, and another in the basement. Additionally, there are three full bathrooms, one on each level, along with an extra room in the basement that can function as a spare bedroom, craft room or office. The sunken living room, complete with a cozy wood-burning fireplace, is located just off the open concept kitchen, facilitating seamless entertaining. Situate in North Edmonton, this property is conveniently located near the Yellowhead and Henday, ensuring easy commute within Edmonton and its surrounding areas. Come and explore your new home today!

Listing Presented By:



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