

**\$349,900 - 10309 167a Avenue, Edmonton**

MLS® #E4463585

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,013 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

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.



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 DRIVEAWAY WITH TONS OF PARKING SPACE
- LARGE BACKYARD WITH SPACE FOR GARDENING OR PLAY
- SPACIOUS DECK EIVH PARTIAL WRAP-AROUND
- 500M TO NAMAOCENTRE (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

Built in 1978

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4463585  |
| Price    | \$349,900 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,013                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10309 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2Y8           |

### **Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck, Fire Pit, Parking-Extra            |
| Parking   | Double Garage Detached, Over Sized, Shop |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                        |
| Exterior Features | Fenced, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Brick, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

### **School Information**

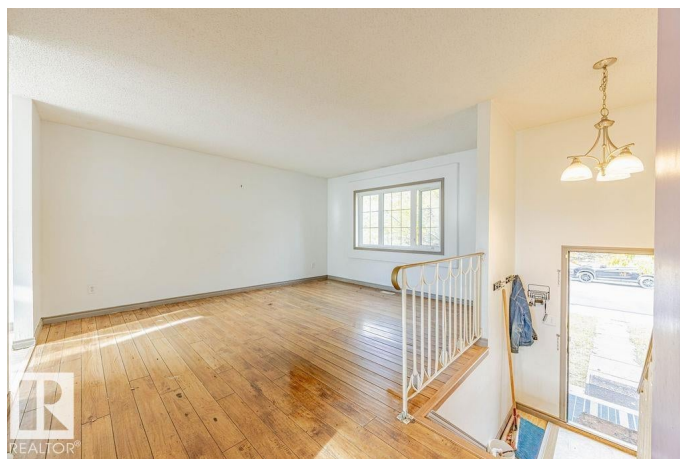
Elementary                      Baturyn/St. Charles

### **Additional Information**

Date Listed                      October 26th, 2025

Days on Market                12

Zoning                            Zone 27



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Listing information last updated on November 7th, 2025 at 4:02pm MST