

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

MLS® #E4463585

\$349,900

4 Bedroom, 2.00 Bathroom, 750 sqft
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

MASSIVE 28'™x 40'™ 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. Over 1,400 sq ft of finished space, including a fully finished basement. Hot Water Tank aged 2023. Shingles 2012 Furnace is original. Shop estimated dimensions; 28'™ wide x 40 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 EIGH 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	4

Bathrooms	2.00
Full Baths	2
Square Footage	750
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	Dishwasher-Built-In, 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

Additional Information

Date Listed October 26th, 2025
Days on Market 3
Zoning Zone 27



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