

## \$419,900 - 10627 168 Avenue, Edmonton

MLS® #E4463772

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

INCREDIBLE INVESTMENT or MORTGAGE-HELPER OPPORTUNITY! Welcome to 10627 168 AVE NW â€” a FULLY FINISHED, LEGALLY SUITED BUNGALOW offering over 1,900 SQ.FT. of total living space. The MAIN FLOOR features 3 BEDROOMS, 1.5 BATHS including a 2-PC ENSUITE, bright LIVING and DINING areas, and a large EAT-IN KITCHEN. Downstairs, the LEGAL SUITE impresses with its OWN ENTRY, modern KITCHEN, spacious LIVING ROOM, DEN/OFFICE, huge BEDROOM, 4-PC BATH, and SEPARATE LAUNDRY. Enjoy a PRIVATE YARD and ample PARKING. Located on a QUIET STREET in a family-friendly community close to SCHOOLS, SHOPPING, TRANSIT, and easy access to ANTHONY HENDAY and 97 ST â€” perfect for COMMUTERS. Whether youâ€™re looking to INVEST, DOWNSIZE with INCOME, or share space with family, this TURN-KEY property delivers FLEXIBILITY and VALUE!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463772  |
| Price     | \$419,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10627 168 Avenue |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2R7          |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke |
| Parking   | Double Garage Detached                                       |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                    |
| Stories           | 2                                                            |
| Has Suite         | Yes                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                          |

**Additional Information**

Date Listed           October 28th, 2025  
Days on Market       2  
Zoning                Zone 27

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Listing information last updated on October 30th, 2025 at 8:02am MDT