

## \$449,900 - 10962 168a Avenue, Edmonton

MLS® #E4461268

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,229 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this beautifully maintained Castle Downs bungalow, within walking distance to Beaumaris Lake. Enjoy morning walks, evening sunsets, and family bike rides right from your doorstep! This 4-bed, 2.5-bath home features vaulted ceilings, a cozy fireplace, and an open-concept main floor perfect for entertaining. The bright kitchen with eating bar flows to a sunny yard, while three spacious bedrooms – including a primary with 2-pc ensuite – and a 4-piece main bath complete the main level. Downstairs offers a fully finished basement with large rec room, fireplace, 4th bedroom, and 3-pc bath, plus a separate entrance ideal for a future income suite or in-law setup. Major updates include windows (2015), roof (2016), furnace, A/C, hot water tank, and heated garage (2017), and bathrooms (2016). Freshly painted within the past year. Close to schools, parks, transit, and the Anthony Henday – this is lakeside living at its best!

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461268  |
| Price     | \$449,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,229                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10962 168a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2N3           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                         |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 27           |

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Listing information last updated on October 20th, 2025 at 8:17am MDT