

## \$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       1  
Zoning                Zone 27

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