

# \$385,555 - 9919 170 Avenue, Edmonton

MLS® #E4447139

**\$385,555**

3 Bedroom, 2.00 Bathroom, 794 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Affordable 3 Bedroom, 2 Bathroom Single Family Home with Double Garage! Welcome to this charming and well-maintained home offering 1,404 sq ft of fully finished living space in a quiet, family-friendly neighbourhood. Featuring 3 bedrooms, 2 full bathrooms, a fully finished basement, and a double detached garage, this property is perfect for first-time buyers, investors, or those looking to downsize without compromising on space or privacy. The main floor includes a bright living area, kitchen, dining space, 2 bedrooms, and a full bathroom. The fully finished basement features large windows, a spacious bedroom, full bathroom, and a generous family room with 220V power, ideal for a future kitchenette, hobby space, or workshop. Recent upgrades include: shingles (2017), hot water tank and furnace (2023), water softener (2024), and electrical panel (2016). Situated on a large lot with a big yard and just minutes from schools, parks, and shopping. Perfect size home in a desirable location at a great price!

Built in 1977

## Essential Information

MLS® # E4447139

Price \$385,555

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	9919 170 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3G3

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	50
Zoning	Zone 27

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