

# **\$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 | 64              |
| Zoning         | Zone 27         |

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