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

MLS® #E4447139

#### \$385,555

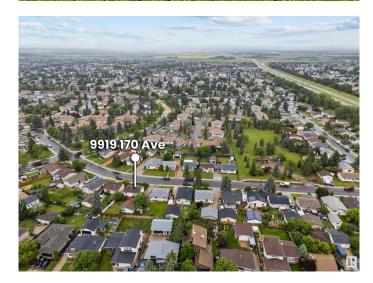
3 Bedroom, 2.00 Bathroom, 794 sqft Single Family on 0.00 Acres

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
Туре	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 Detac	ched					

### Interior

Appliances	Dishwasher-Built-In, Stove-Electric, Washe		Microwave	Hood	Fan,	Refrigerator,
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
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Days on Market 11

Zoning Zone 27

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Listing information last updated on July 21st, 2025 at 7:32pm MDT