

\$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 | 21 |
| Zoning | Zone 27 |

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