

\$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	25
Zoning	Zone 27

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