

## \$350,000 - 9915 170 Avenue, Edmonton

MLS® #E4446659

**\$350,000**

3 Bedroom, 2.00 Bathroom, 964 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Charming 3-bedroom, 2-bath bungalow in the family-friendly community of Baturyn! This 963 sq. ft. home features a spacious living room and a bright kitchen with a cozy dining area. The fully finished basement adds incredible value, offering a huge family room, two additional rooms ideal for a den or home office, a full bathroom, and a laundry/utility area. Enjoy outdoor living in the large, fenced backyard—perfect for kids, pets, or entertaining—plus there's RV-sized parking! Conveniently located within walking distance to parks, schools, and bus stops, and just minutes from shopping and Anthony Henday Drive. A perfect home for families, first-time buyers, or investors!

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446659      |
| Price          | \$350,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 964           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9915 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 3G3         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | On Street Parking, R.V. Storage |
| Parking   | No Garage                       |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                                       |
| Exterior Features | Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Asphalt                                                                                       |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | St. Charles Catholic      |
| Middle     | Mary Butterworth Jr. High |
| High       | Archbishop O'Leary        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 24             |

## Zoning

## Zone 27

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT