

\$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 backyardâ€”perfect for kids, pets, or entertainingâ€”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 | 20 |

Zoning

Zone 27

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