

## \$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	12

## Zoning

## Zone 27

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