

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 10:02am MDT