

## \$349,900 - 9911 170 Avenue, Edmonton

MLS® #E4457902

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

This home stays true to the age old real estate saying of "location, location, location" Tucked away just off 97th street you find the community of Baturyn. A beautiful place to raise a family. With 2 schools walking distance away plus multiple parks, daycare and recreation options. Easily access major commuter routes while avoiding the noise of them. Plus only blocks to major shopping centers and restaurants. Inside the home is filled with light from all the updated windows. A charming dining area compliments the kitchen space over looking the back yard. Plenty of room for family movie nights in the front living room. 3 good sized bedrooms and a newer full bathroom complete the main floor. Downstairs has the layout for a giant rec room and a full bedroom with plenty of storage. The double detached garage leaves space for everyone's vehicles or as a perfect hobby shop. A perfect renovation project, this house is ready for its next life and to become a home again.

Built in 1977

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457902  |
| Price     | \$349,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9911 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 3G3         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                     |
| Stories      | 2                                             |
| Has Basement | Yes                                           |
| Basement     | Full, Finished                                |

### **Exterior**

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                            |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                      |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 15th, 2025 |
|-------------|----------------------|

Days on Market 18

Zoning Zone 27

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Listing information last updated on October 3rd, 2025 at 8:47am MDT