

# **\$359,900 - 9911 170 Avenue, Edmonton**

MLS® #E4457902

**\$359,900**

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	\$359,900
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
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Days on Market 1

Zoning Zone 27

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