# \$539,850 - 9816 64 Avenue, Edmonton

MLS® #E4431892

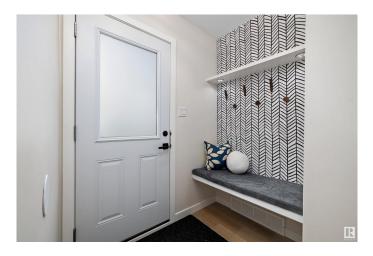
#### \$539,850

3 Bedroom, 2.00 Bathroom, 950 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

This beautifully renovated 950 SqFt bungalow sits on a 47' x 140' (615 SqM) lot in sought-after Hazeldean. The spacious main floor features brand-new luxury vinyl plank flooring, an open-concept living area, two bright bedrooms & an upgraded 4-piece bath. The stunning new kitchen features modern finishes & high-end appliances, including a WOLF induction cooktop, dual built-in oven, and Miele built-in dishwasher, seamlessly flowing into the living space. Downstairs, the 810 SqFt 1-bedroom in-law suite offers a separate entrance, full kitchen, bathroom & cozy living area, perfect for extended family, roomates or extra flexibility. Recent upgrades: new windows(2025), shingles(2024), furnace(2025), hot water tank (2019) & fresh finishes throughout. Outside, enjoy a huge backyard with new sod, deck, back fence all new in 2024 and oversized double garage with new doors (2024). Nestled on a tree-lined street, you're minutes from the ravine, U of A, downtown, and transit. A designer's dreamâ€"don't miss this one!





Built in 1955

#### **Essential Information**

MLS® #	E4431892
Price	\$539,850

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.00
Year Built	1955
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	9816 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0J5

## Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Fan-Ceiling, Gar	age Opener, Hood Fan	, Stove-Ele	ctric, Washer,
	Refrigerators-Two,	Dishwasher-Two,	Oven	Built-In-Two,
	Stove-Countertop Induc	tn		
Heating	Forced Air-1, Natural Ga	as		
Stories	2			
Has Suite	Yes			
Has Basement	Yes			
Basement	Full, Finished			

## Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Public Transportation, Schools
Roof	Asphalt Shingles

ConstructionWood, StuccoFoundationConcrete Perimeter

#### **Additional Information**

Date ListedApril 20th, 2025Days on Market7ZoningZone 17

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Listing information last updated on April 27th, 2025 at 7:32pm MDT