

\$535,000 - 9539 64 Avenue, Edmonton

MLS® #E4437308

\$535,000

4 Bedroom, 2.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

HUGE 1300+ Sq Ft Bungalow with a SIDE ENTRANCE 1 bed + bath, 3 bedrooms upstairs and a BRAND NEW High efficiency Hot Water Tank + FURNACE! Located on a beautiful tree lined street in the sought after neighborhood of Hazeldean. This well maintained raised bungalow has many upgrades, including newer vinyl windows throughout, newer roof, sewer liner, vinyl siding, a fully fenced backyard, large back deck, and landscaping! With 3 spacious bedrooms upstairs, a large kitchen with a formal dining area and living room this is a great opportunity for a young family looking to enjoy the perks of an older neighborhood without the cramped feeling a 1,000 sq ft bungalow offers. On a spacious 44x130 ft lot with plenty of basement storage and a large double car garage. With quick access to the Whitemud, the 99th street brewery scene or the Millcreek ravine. This one is a MUST SEE.

Built in 1956

Essential Information

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|------------|-----------|
| MLS® # | E4437308 |
| Price | \$535,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,311 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9539 64 Avenue |
| Area | Edmonton |
| Subdivision | Hazeldean |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0J1 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, No Through Road, Partially Landscaped, Private Setting, Schools, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 19th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 17

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