

\$475,000 - 9628 63 Avenue, Edmonton

MLS® #E4453445

\$475,000

3 Bedroom, 2.00 Bathroom, 947 sqft
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

This beautifully maintained bungalow is located in a highly desirable neighborhood and offers a fantastic opportunity for both investors and first time home buyers. The main floor features two spacious bedrooms, while the finished basement includes a third bedroom and a wet bar perfect for entertaining. With two full bathrooms and an oversized garage and RV parking, this home provides both comfort and functionality. The property has seen many recent updates, offering modern convenience while maintaining its original charm. The home is move-in ready with little to no work needed. Currently occupied by long-term tenants who would love to stay, great opportunity with reliable rental income already in place. Located close to schools, parks, and amenities, itâ€™s the perfect blend of location, value, and potential.

Built in 1955

Essential Information

MLS® #	E4453445
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00



Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9628 63 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G5

Amenities

Amenities	Wet Bar
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Cross Fenced, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 17th, 2025
Days on Market	51
Zoning	Zone 17

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 October 6th, 2025 at 10:32pm MDT