

## \$799,000 - 9645 70 Avenue, Edmonton

MLS® #E4461547

**\$799,000**

4 Bedroom, 3.50 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

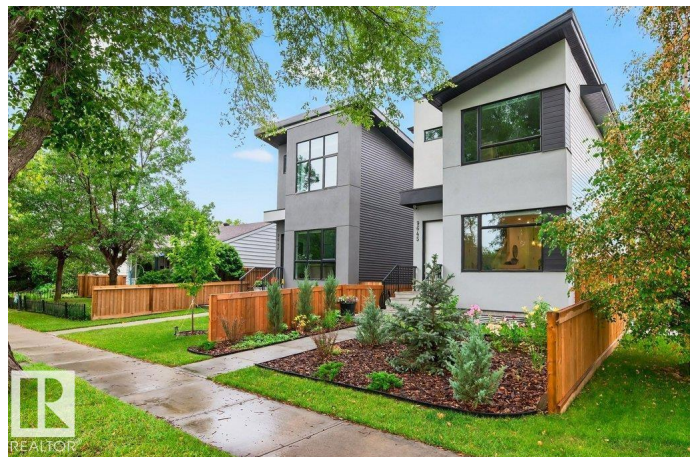
LOCATION LIKE NO OTHER! Beautifully landscaped outside and offering over 2,500 sq ft of living space within, this stunning 4 bed, 3.5 bath, 2-storey in the heart of Hazeldean is a showstopper! This home has been meticulously maintained and finished, just move in and live! The main floor features a bright, open-concept layout with large windows, a cozy living room with electric fireplace, and a designer white kitchen with quartz counters, SS appliances, and a huge island flowing into the dining area. Upstairs you'll find a spacious primary suite with W-I closet & ensuite, 2 more bedrooms each with W-I closets, a 5-pce main bath & laundry area. The fully finished basement with separate entrance offers a rec room, wet bar, 4th bedroom & bath. Enjoy the south-facing deck, double detached garage w/elec vehicle charging station, and prime access to U of A, Whyte Ave, Happy Beer Street, great schools, shopping & public transportation. A perfect blend of style, comfort & location don't miss out on this one!!

Built in 2022

### Essential Information

MLS® # E4461547

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,756                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9645 70 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0V2        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                        |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                                |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Hazeldean/Lady Mt.Carmel   |
| Middle     | Allendale/Louis St.Laurent |
| High       | Strathcona/Austin O'Brien  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 17           |

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Listing information last updated on October 13th, 2025 at 1:47am MDT