

Courtesy Of David Lam Of Exp Realty

# \$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

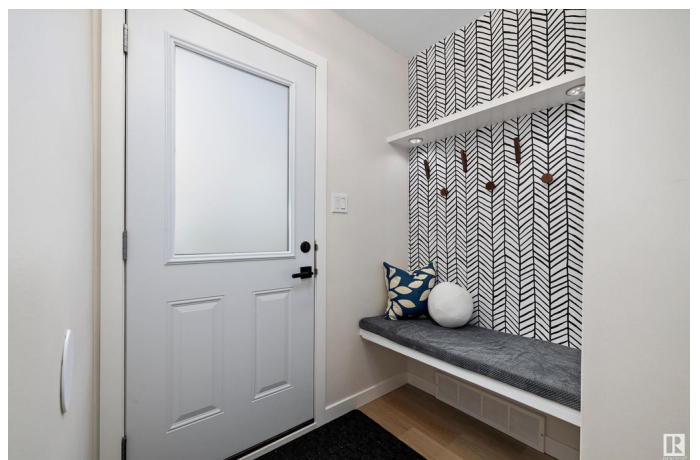
This beautifully renovated 950 SqFt bungalow sits on a 47' x 140' (615 SqM) lot in sought-after Hazeldean. The spacious main floor features brand-new luxury vinyl plank flooring, an open-concept living area, two bright bedrooms & an upgraded 4-piece bath. The stunning new kitchen features modern finishes & 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, roommates 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 dream 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
Type	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, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
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

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 20th, 2025  
Days on Market 4  
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 April 24th, 2025 at 1:32pm MDT