# \$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!

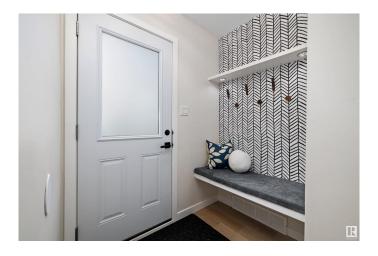


#### **Essential Information**

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 15

Zoning Zone 17

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Listing information last updated on May 5th, 2025 at 8:17pm MDT