

\$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

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
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Days on Market 11

Zoning Zone 17

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