

\$459,900

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Development opportunity is knocking in the community of Hazeldeen. Corner 55x105 Ft Lot adjacent to 99 street. Ideal for building a triplex with basement suites or side by side duplex with garden suite.

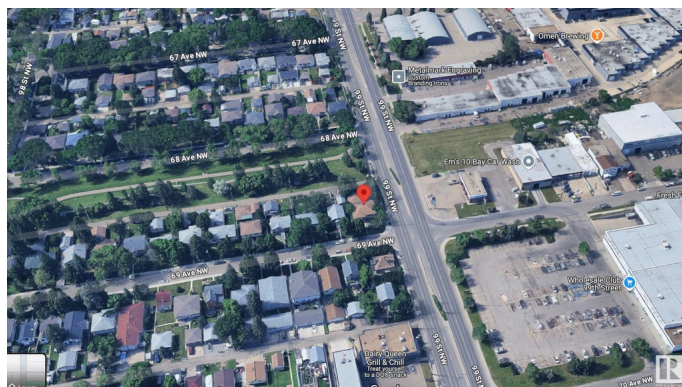
Built in 1954

Essential Information

MLS® #	E4438105
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9851 69 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T6E 0S9

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
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 June 2nd, 2025 at 10:32am MDT