# \$474,900 - 9619 65 Avenue, Edmonton

MLS® #E4439312

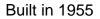
#### \$474,900

4 Bedroom, 2.00 Bathroom, 969 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to this fully remodeled bungalow nestled on the picturesque streets of Hazeldean. Sitting on a 45â€<sup>™</sup> x 142â€<sup>™</sup> lot, this home offers the perfect blend of modern upgrades, functional space & unbeatable location. The main floor features 2 bdrms & a beautiful 4-piece bath complete with a soaker tub & custom tiled shower. The bright living room is spacious & a great area for entertaining. The fully updated kitchen features newer high end appliances & a generous amount of cabinets. A bright dining room with garden doors onto the backyard completes the main floor. The partly finished basement offers 2 additional bdrms & a 3-piece bath. The backyard retreat offers a massive oversized, heated double detached garage while a huge parking pad easily fits 4 vehicles or RV storage, brand new vinyl fencing & a hot tub! This great location offers nearby parks, trails, schools & shopping. With all the major work done, don't miss out on this gem!





#### **Essential Information**

| MLS® #   | E4439312  |
|----------|-----------|
| Price    | \$474,900 |
| Bedrooms | 4         |

| Bathrooms      | 2.00                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 969                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 9619 65 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0K4        |

### Amenities

| Amenities      | No Smo | king Home            | e, R.V. Stora          | ge      |      |        |         |     |
|----------------|--------|----------------------|------------------------|---------|------|--------|---------|-----|
| Parking Spaces | 6      |                      |                        |         |      |        |         |     |
| Parking        |        | Garage<br>/Paved, R\ | Detached,<br>√ Parking | Heated, | Over | Sized, | Parking | Pad |

# Interior

| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave<br>Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments,<br>Washer, Window Coverings, Hot Tub |
|--------------|---|
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public |
|                   | Transportation, Schools, Shopping Nearby                     |
| Roof              | Asphalt Shingles   |

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date ListedMay 29th, 2025Days on Market5ZoningZone 17

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Listing information last updated on June 3rd, 2025 at 12:32am MDT