

# \$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 45' x 142' 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!

Built in 1955

## Essential Information

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



Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	1955
Type	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 Smoking Home, R.V. Storage
Parking Spaces	6
Parking	Double Garage Detached, Heated, Over Sized, Parking Pad Cement/Paved, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, 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

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 17

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