

## \$799,000 - 9118 66 Avenue, Edmonton

MLS® #E4440967

**\$799,000**

5 Bedroom, 3.50 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**ONLY STEPS TO MILL CREEK RAVINE + 2 BEDROOM LEGAL BASEMENT SUITE!** This beautifully designed 1800+ SqFt home blends comfort, style, & walkable living. Featuring 3+2 bedrooms, 3.5 baths, a main floor DEN, stainless steel appliances, quartz counters, pantry, electric fireplace, AIR-CONDITIONING, Hot water on demand, and so much more! The main floor offers a bright open layout with a front den, stylish kitchen, spacious living room with fireplace, and patio doors leading to a composite deck and low-maintenance yard + **DOUBLE GARAGE**. Upstairs features the massive primary suite with dual sinks and his & her closets, plus 2 spacious bedrooms and **UPPER LAUNDRY**. The **LEGAL 2 bedroom basement suite** with **SIDE ENTRANCE** and separate laundry is perfect for guests, family, or added income. + shared utility/storage room with 2 furnaces, HRV, and Hot Water on Demand. All this just steps to Mill Creek Ravine and minutes to Whyte Ave, schools, cafes, restaurants, breweries, shops & transit.

Built in 2020

### Essential Information

MLS® # E4440967

Price \$799,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9118 66 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0L5

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Hazeldean School
Middle	Allendale School
High	McKernan School

### Additional Information

Date Listed	June 6th, 2025
Days on Market	2
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 8th, 2025 at 3:17pm MDT