

Courtesy Of David Lam Of Exp Realty

## \$548,500 - 9816 64 Avenue, Edmonton

MLS® #E4424439

**\$548,500**

3 Bedroom, 2.00 Bathroom, 950 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

This beautifully renovated 950 SqFt bungalow sits on a 47' x 140' (615 SqM) lot in sought-after Hazeldean. The spacious main floor boasts brand-new luxury vinyl plank flooring, an open-concept living area, two bright bedrooms & an upgraded 4-piece bath. The stunning new kitchen features modern finishes & high-end appliances, including a WOLF induction cooktop, dual built-in oven, and Miele built-in dishwasher, seamlessly flowing into the living space. Downstairs, the 1-bedroom in-law suite offers a separate entrance, full kitchen, bathroom, and cozy living area, perfect for extended family or extra flexibility. Recent upgrades include new windows(2025), shingles(2024), furnace(2025), hot water tank (2019) & fresh finishes throughout. Outside, enjoy a huge backyard with new sod, deck, back fence all new in 2024 and oversized double garage with new doors (2024). Nestled on a tree-lined street, you're minutes from the ravine, U of A, downtown, and transit. A designer's dream—don't miss this one!

Built in 1955

### Essential Information

MLS® # E4424439

Price \$548,500



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9816 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0J5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	42
Zoning	Zone 17

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