

## \$498,000 - 9731 71 Avenue, Edmonton

MLS® #E4439127

**\$498,000**

3 Bedroom, 2.00 Bathroom, 894 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Open the door to this perfect bungalow! Clean and bright, ready for you to move in! On the main floor, there are 2 bedrooms, 4 piece bath, an updated kitchen with an island in 2011, and an eat-in dinette. Bright living room with a large picture window and two side windows. There is a separate entrance to the lower level living space, featuring a comfy 2nd living room, bedroom, upgraded in 2015, a 4-piece bath, as well as an upgraded 2nd kitchen, large storage room, and utility room. The wonderful fenced yard has a wooden deck, mature trees, and shrubs. There is a double detached garage. The shingles were replaced in 2016.

Built in 1952

### Essential Information

MLS® #	E4439127
Price	\$498,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	894
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	9731 71 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0W5

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	23
Zoning	Zone 17

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