

## \$445,000 - 9639 64 Avenue, Edmonton

MLS® #E4439907

**\$445,000**

3 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**INVESTOR!! FIRST TIME HOME BUYER!!**

Don't miss out on this fantastic opportunity.

Location, Location, Location!!! Nestled in the desirable neighborhood of Hazeldean you

can't go wrong. With two bedrooms above grade, full bath, large eat in kitchen and living room there is plenty of room for everyone.

Basement is fully finished and set up as an in-law suite. Located on a beautiful tree lined street with Ideal transportation routes and close to just about everything! Large South facing backyard with oversized single garage. Welcome Home.

Built in 1955

### Essential Information

MLS® #	E4439907
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	9639 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0J2

## Amenities

Amenities	Off Street Parking, Detectors Smoke
Parking Spaces	6
Parking	Over Sized, Single Garage Detached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	18
Zoning	Zone 17

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