

\$380,000 - 9736 63 Avenue, Edmonton

MLS® #E4446500

\$380,000

4 Bedroom, 2.00 Bathroom, 903 sqft

Single Family on 0.00 Acres

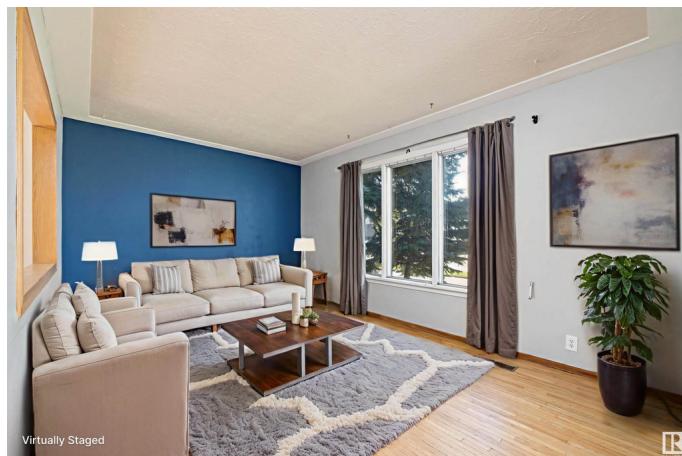
Hazeldean, Edmonton, AB

This solid and cozy home offers great versatility with 3 BEDROOMS on the MAIN FLOOR and a SECOND KITCHEN, 4th bedroom, and family room in the basement—perfect for extended family. TWO- 4PC bathrooms provide added convenience, and the shared laundry area is ideally located outside the lower living space. The layout features an open feel with bright windows upstairs and down, bringing in plenty of natural light. This home is brimming with potential and awaits your creative updates to make it your own. Outside, you’ll find a DOUBLE GARAGE, RV parking, and a spacious FENCED YARD with a steel storage shed. Situated on a 44x120 lot, this property is just steps from Hazeldean School, a playground, a spray park and the MILLCREEK RAVINE. With a little love, this gem could be everything you’ve been dreaming of. A fantastic opportunity in a sought-after neighborhood!

Built in 1956

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4446500 |
| Price | \$380,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 903 |
| Acres | 0.00 |
| Year Built | 1956 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9736 63 Avenue |
| Area | Edmonton |
| Subdivision | Hazeldean |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0G6 |

Amenities

| | |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Parking-Extra |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|-----------------------------------------------------------------------|
| Appliances | Dryer, Freezer, Oven-Microwave, 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, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Hazeldean School |
| Middle | Allendale School |
| High | Strathcona School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 17 |

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Listing information last updated on July 18th, 2025 at 10:02am MDT