

## \$380,000 - 9736 63 Avenue, Edmonton

MLS® #E4446500

**\$380,000**

4 Bedroom, 2.00 Bathroom, 903 sqft

Single Family on 0.00 Acres

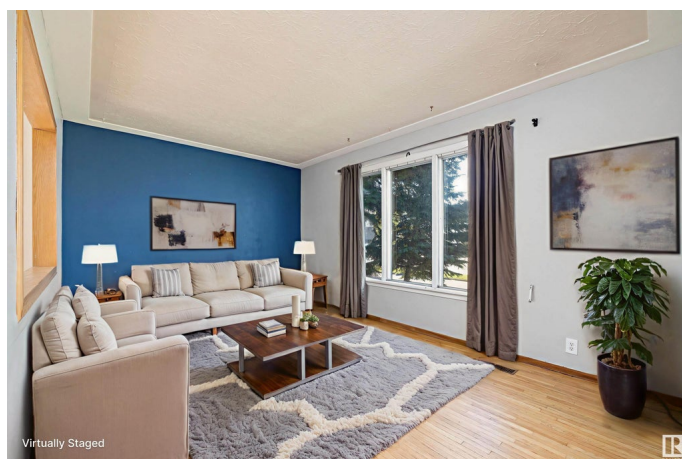
Hazeldean, Edmonton, AB

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 basementâ€”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, youâ€™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 youâ€™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
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Days on Market	4
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Zoning	Zone 17
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Listing information last updated on July 12th, 2025 at 3:47pm MDT