

## \$535,000 - 9539 64 Avenue, Edmonton

MLS® #E4437308

**\$535,000**

4 Bedroom, 2.00 Bathroom, 1,311 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

HUGE 1300+ Sq Ft Bungalow with a SIDE ENTRANCE 1 bed + bath, 3 bedrooms upstairs and a BRAND NEW High efficiency Hot Water Tank + FURNACE! Located on a beautiful tree lined street in the sought after neighborhood of Hazeldean. This well maintained raised bungalow has many upgrades, including newer vinyl windows throughout, newer roof, sewer liner, vinyl siding, a fully fenced backyard, large back deck, and landscaping! With 3 spacious bedrooms upstairs, a large kitchen with a formal dining area and living room this is a great opportunity for a young family looking to enjoy the perks of an older neighborhood without the cramped feeling a 1,000 sq ft bungalow offers. On a spacious 44x130 ft lot with plenty of basement storage and a large double car garage. With quick access to the Whitemud, the 99th street brewery scene or the Millcreek ravine. This one is a MUST SEE.

Built in 1956

### Essential Information

MLS® #	E4437308
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,311
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9539 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0J1

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, No Through Road, Partially Landscaped, Private Setting, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 19th, 2025
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Days on Market 19

Zoning Zone 17

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Listing information last updated on June 6th, 2025 at 10:47pm MDT