

Courtesy Of Kawaldeep Gill Of MaxWell Polaris

\$649,900 - 9652 63 Ave, Edmonton

MLS® #E4462727

\$649,900

5 Bedroom, 4.00 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

LEGAL TWO BEDROOM SUITE~BUILD 2025
IN HAZELDEAN SOUTH EAST

EDMONTON~OVER 2500 SF LIVING

SPACE. Welcome to your dream home in

Hazeldean ! This stunning brand new infill

boasts 5 bedrooms plus DEN on main floor

with full bath, total 4 full bathrooms, and a

legal 2-bedrooms revenue basement suite.

Experience the best of smart home technology
and high-end finishes from a reputable builder.

Main floor offers you a large living room with
DEN, open concept kitchen, Quartz

countertops and Quartz backsplash, electric
fireplace is surrounded with tile wall, spindle

railing and luxury vinyl flooring. Upstairs, you'll
find three bedrooms, a loft, and a master

ensuite, providing plenty of room for relaxation
and personal. Legal Basement is fully finished,

its own laundry area and kitchen, 2 bedrooms,
separate living area or potential rental income.

The double detached garage provides plenty
of parking space and storage. The property is

beautifully landscaped and fully furnished and
appliances are include.



Built in 2025

Essential Information

MLS® # E4462727

Price \$649,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,727
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9652 63 Ave
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G5

Amenities

Amenities	Ceiling 9 ft., No Smoking Home, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean School
------------	------------------

Additional Information

Date Listed	October 19th, 2025
-------------	--------------------

Zoning	Zone 17
--------	---------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 3:47pm MDT