

\$498,000 - 9731 71 Avenue, Edmonton

MLS® #E4439127

\$498,000

3 Bedroom, 2.00 Bathroom, 894 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Open the door to this perfect bungalow! Clean and bright, ready for you to move in! On the main floor, there are 2 bedrooms, 4 piece bath, an updated kitchen with an island in 2011, and an eat-in dinette. Bright living room with a large picture window and two side windows. There is a separate entrance to the lower level living space, featuring a comfy 2nd living room, bedroom, upgraded in 2015, a 4-piece bath, as well as an upgraded 2nd kitchen, large storage room, and utility room. The wonderful fenced yard has a wooden deck, mature trees, and shrubs. There is a double detached garage. The shingles were replaced in 2016.

Built in 1952

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4439127 |
| Price | \$498,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 894 |
| Acres | 0.00 |
| Year Built | 1952 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|----------|
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9731 71 Avenue |
| Area | Edmonton |
| Subdivision | Hazeldean |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0W5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Vinyl Windows |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, 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, Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 38 |
| Zoning | Zone 17 |

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