

## \$419,900 - 9740 63 Avenue, Edmonton

MLS® #E4452932

**\$419,900**

3 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Charming bungalow located in Haxeldeen, offering a warm and inviting atmosphere. The main floor features 2 spacious bedrooms, a dining area and large living room filled with natural light, perfect for relaxing or entertaining. A separate entrance leads to the fully finished basement, complete with its own kitchen, separate laundry, a 4-piece bathroom, and a generously sized bedroom—ideal for extended family.

Built in 1956

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452932               |
| Price          | \$419,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 998                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 9740 63 Avenue



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

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Suite    | Yes                                                   |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stucco                           |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stucco                           |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 17           |

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