# \$445,000 - 9639 64 Avenue, Edmonton

MLS® #E4439907

#### \$445,000

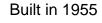
3 Bedroom, 2.00 Bathroom, 945 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

INVESTOR!! FIRST TIME HOME BUYER!! Don't miss out on this fantastic opportunity. Location, Location, Location!!! Nestled in the desirable neighborhood of Hazeldean you can't go wrong. With two bedrooms above grade, full bath, large eat in kitchen and living room there is plenty of room for everyone. Basement is fully finished and set up as an in-law suite. Located on a beautiful tree lined street with Ideal transportation routes and close to just about everything! Large South facing backyard with oversized single garage. Welcome Home.







#### **Essential Information**

MLS® #	E4439907
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.00
Year Built	1955
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



### **Community Information**

Address	9639 64 Avenue		
Area	Edmonton		
Subdivision	Hazeldean		
City	Edmonton		
County	ALBERTA		
Province	AB		
Postal Code	T6E 0J2		
Amenities			
Amenities	Off Street Parking, Detectors Smoke		
Parking Spaces	6		
Parking	Over Sized, Single Garage Detached		
Interior			
Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two		
Heating	Forced Air-1, Natural Gas		
Stories	2		
Has Basement	Yes		
Basement	Full, Finished		

#### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,
	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## **School Information**

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

## **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	24
Zoning	Zone 17

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Listing information last updated on June 26th, 2025 at 1:32pm MDT