

## \$499,900 - 9839 64 Avenue, Edmonton

MLS® #E4444382

**\$499,900**

3 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

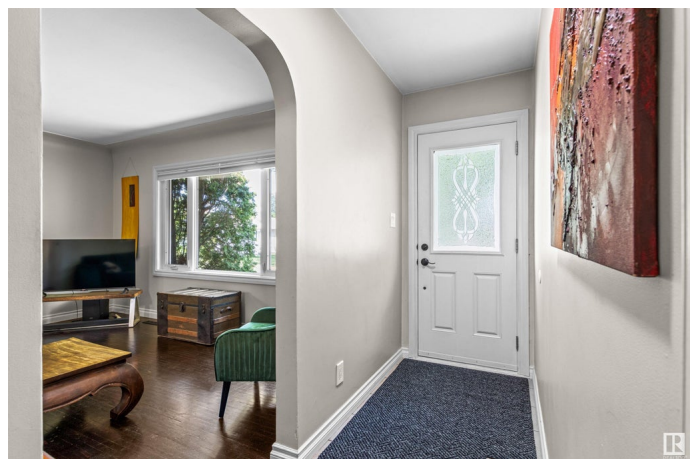
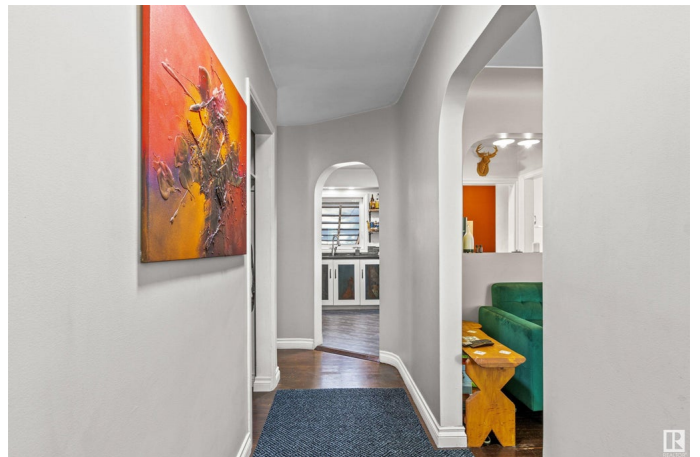
Hazeldean, Edmonton, AB

Welcome to this renovated 3-bedroom bungalow with a triple car garage and RV parking! The siding has been redone in Yakisugi (Shou Sugi Ban), a traditional wood preservation method where planks are charred to create a durable, striking exterior that resists rot, insects, fire, and water damage. Inside, enjoy refinished hardwood on the main level and heated tile floors in the kitchen, which features open shelving, custom cabinets, and a smart corner pantry. Natural light fills the home through three sola tubes. The updated main bath has new tile in the shower and on the floor. The finished basement includes a 4-piece bath, open living space, and a private guest area. Step outside to a south-facing backyard oasis with a powered pergola and stereo, patio, koi pond, raised garden beds, fruit trees, and multiple peaceful sitting areas—all just minutes from shopping, dining, and transit!

Built in 1956

### Essential Information

MLS® #	E4444382
Price	\$499,900
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	9839 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0J4

### Amenities

Amenities	Off Street Parking, On Street Parking, Patio, Skylight, Vinyl Windows
Parking	Front/Rear Drive Access, Heated, Insulated, Triple Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Hazeldean School K-6
------------	----------------------

Middle	Allendale or McKernan 7-9
High	Strathcona School 10-12

### **Additional Information**

Date Listed	June 26th, 2025
-------------	-----------------

Days on Market	4
----------------	---

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 June 30th, 2025 at 7:47pm MDT