

# \$434,900 - 9816 63 Avenue, Edmonton

MLS® #E4456209

## \$434,900

3 Bedroom, 2.00 Bathroom, 884 sqft  
Single Family on 0.00 Acres

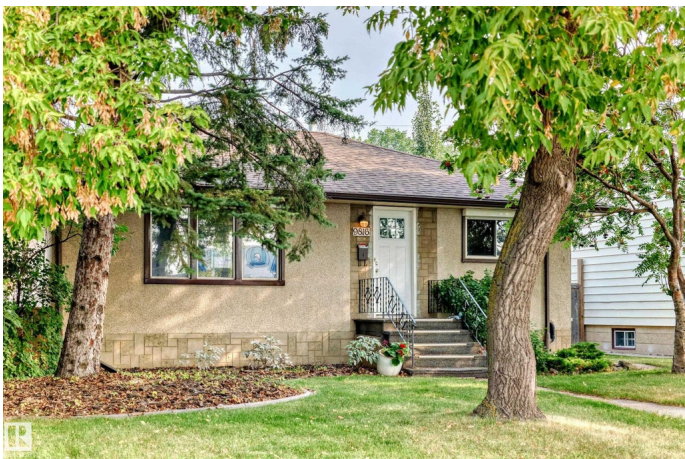
Hazeldean, Edmonton, AB

This solid Bungalow in Hazeldean shows great! With Two Large bedrooms up, an open style floor plan with an Island Kitchen and Spacious Living Room and Four piece Bathroom on the main floor. The Basement has a newly Renovated (2021) Separate Entrance Non Legal One Bedroom Suite! Some of the other features and upgrades of this Great Home include; Shingles (2014) Windows (2017) Furnace and Two Hot water tanks(2021) Stove (2024) Soffits and Eavestroughs (2023) Hardwood and Ceramic tile flooring, Large 22x24 Detached Garage, Gas Bbq Hook up and More! Great Location with a Large fenced Yard close to the U of A, Public Transit , Shopping, Whyte ave and all Amenities!

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456209  |
| Price          | \$434,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 884       |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9816 63 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0G6        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 2                                                                                                   |
| Has Suite    | Yes                                                                                                 |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, See Remarks                                                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |

## Zoning

## Zone 17

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Listing information last updated on September 17th, 2025 at 6:47am MDT