

# \$745,000 - 9638 69 Avenue, Edmonton

MLS® #E4428184

## \$745,000

3 Bedroom, 2.50 Bathroom, 1,916 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

With a competitive price this TWO AND HALF STORY modern property, wont last long. In the mature neighborhood of Hazeldean with 1916 square feet. This modern home has 9 ft ceilings, top of the line finishing's and HE appliances. As you enter the home you are greeted by a nice foyer that leads to an open concept layout. Laminate throughout the main floor and large triple pane windows that allow plenty of natural sunlight. The Kitchen has quartz countertops, cabinets that go up to the ceiling for that executive look and provide ample amount of cupboard space. Upstairs you will find a large master bedroom with a beautiful 5 piece ensuite and walk in closet. Upstairs you will also find 2 generous size bedrooms and a main bath. Heading up to the 3rd floor is a loft that has a balcony with wonderful city views. Could be used as an office, yoga room or toy room. The basement is unspoiled with a SEPERATE ENTRANCE for future development. Walking distance to schools, transit and numerous amenities.

Built in 2017

## Essential Information

MLS® #	E4428184
Price	\$745,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,916
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	9638 69 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0S4

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            March 29th, 2025

Days on Market      6

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 April 4th, 2025 at 6:47pm MDT