

\$515,000 - 9504 64 Avenue, Edmonton

MLS® #E4432191

\$515,000

3 Bedroom, 2.00 Bathroom, 1,534 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

BEAUTY in Hazeldean! This charming 1 ½ storey has been lovingly maintained by long term owners w/ many updates over the years. Gorgeous TREE-LINED street w/ fantastic curb appeal. Inside offers close to 2000sqft of living space! BRIGHT & SUNNY main floor w/ original hardwood, COVED ceilings, & huge windows. Updated kitchen w/ GAS stove, island, & tons of counterspace. Large main floor bedroom & den. Upstairs has two generous bedrooms w/ walk-in closets & cute library area. SEPARATE ENTRANCE potential to build a suite downstairs. Currently has HUGE rec. room w/ wet bar & built in shelves. Tons of storage & another full bathroom. Garage built in 2005 is drywalled & insulated w/ large concrete parking pad. Backyard is perfect w/ large deck & lots of space for kids to play! Upgrades include Windows (2008), Doors (2012), Bathroom reno (2018), sidewalks, fence, the list goes on! Furnace & Sewer line recently checked & serviced. Just steps to schools, parks & trails! Mins to downtown & U of A. Move in & relax!

Built in 1954

Essential Information

MLS® # E4432191

Price \$515,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9504 64 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0H9

Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	HAZELDEAN SCHOOL
Middle	ALLENDALE SCHOOL
High	STRATHCONA SCHOOL

Additional Information

Date Listed	April 23rd, 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 29th, 2025 at 8:17am MDT