

## \$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	9
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 May 1st, 2025 at 10:47pm MDT