# \$575,000 - 9631 67a Street, Edmonton

MLS® #E4445780

### \$575,000

4 Bedroom, 2.00 Bathroom, 1,358 sqft Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Warmth, charm, and functionality define this fully updated bungalow! The main floor offers three bedrooms, a beautifully renovated kitchen with LG Café appliances, a dining room, living room with electric fireplace, and a built-in bar. Off the kitchen, a sun-soaked flex space awaitsâ€"perfect as a playroom, home office, or coffee nook. Downstairs you'II find a brand new bathroom, spacious laundry room, large family room, additional bedroom, and an oversized storage room that could become a fifth bedroom. Enjoy outdoor living with a composite deck and brand new garage. Major updates include: Windows (2023), Roof & Siding (2024), Furnace (2019), HWT (2022), Appliances (2021), Garage (2025). Just move in and enjoy!

Built in 1959

#### **Essential Information**

MLS® # E4445780 Price \$575,000

Bedrooms 4

Bathrooms 2.00

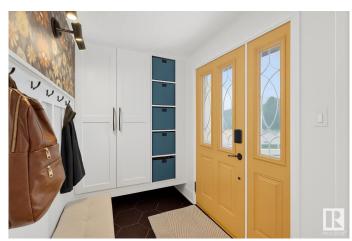
Full Baths 2

Square Footage 1,358 Acres 0.00

Year Built 1959







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

## **Community Information**

Address 9631 67a Street

Area Edmonton
Subdivision Ottewell
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 1R9

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked

Washer/Dryer, Storage Shed, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Fenced, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 9

Zoning Zone 18

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 July 12th, 2025 at 11:17pm MDT