

\$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	4

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 September 8th, 2025 at 6:32am MDT