

# \$749,900 - 9767 65 Avenue, Edmonton

MLS® #E4458916

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,302 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

LEGALLY SUITED Bungalow! TRIPLE GARAGE 10+! Craftsman RENO taken to the studs! Curb appeal is STUNNING, enjoy morning coffee on your LARGE DECK overlooking a TREE LINED street. Inside is IMPRESSIVE, lux wide plank HARDWOOD adorns the main floor. SOLAR tubes up/down adds NATURAL LIGHT in ABUNDANCE. 2 HUGE bedrooms, 2 SPA LIKE BATHS. Cook in the CUSTOM CHEF'S kitchen w/ CONTRASTING cabinets, QUARTZ counters, w/ UPGRADED stainless appliances, GAS STOVE w/ electric rough in & an EAT IN NOOK open to the living room. Main floor LAUNDRY & an ELABORATE mud room complete the floor. A SEPARATE ENTRANCE leads to the BASEMENT SUITE which is finished to the same high standard as the main floor. Outside the suite are a bedroom & a DEN for the upper floor to use. The PRIVATE, FENCED YARD is landscaped w/ a gorgeous PATIO for outdoor fun. Your NEWER GARAGE awaits w/ 13 ft doors, HEAT, DRAIN, shelving & more, best shop in the Community! SUPERB QUALITY throughout, plus chilly A/C for Summer, see it you'll LOVE this place!

Built in 1955

## Essential Information



MLS® #	E4458916
Price	\$749,900
Lease Rate	\$13
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9767 65 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0K5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Parking-Extra, Patio, R.V. Storage, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks

Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hazeldean
Middle	Allendale
High	Strathcona

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	32
Zoning	Zone 17

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Listing information last updated on October 24th, 2025 at 10:48am MDT