

## \$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 | 8                |
| 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 5:17pm MDT