

Courtesy Of Christy I Van Dyke Of Local Real Estate

## \$550,000 - 9516 63 Avenue, Edmonton

MLS® #E4453446

**\$550,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

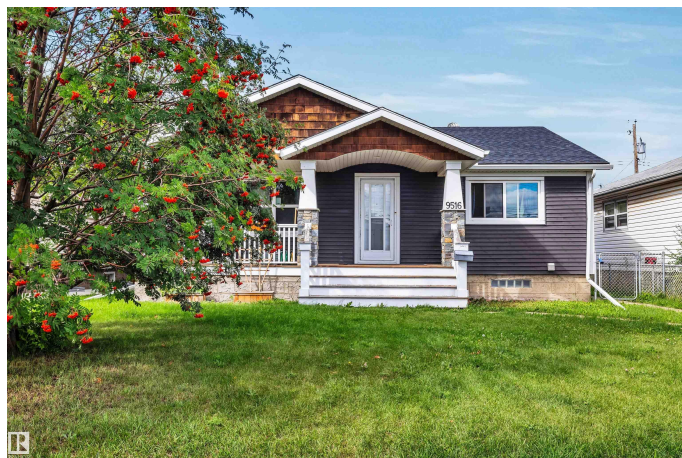
Hazeldean, Edmonton, AB

Welcome to the neighborhood of Hazeldean. This updated bungalow offers exceptional value and standout curb appeal. The home features a custom exterior with a charming front porch, adding both character and function. Inside, you'll find 3 bedrooms on the main floor and an additional two bedroom in the fully finished basement with 2nd Kitchenâ€”ideal for extended family or rental flexibility. 2 full bathrooms provide comfort and convenience, while the oversized garage offers plenty of space for vehicles, storage, or a workshop. The property has undergone extensive renovations, blending modern finishes with lasting quality. Long-term tenants are currently in place and would love to stay, making this an excellent opportunity with steady rental income. Close to schools, parks, shopping, and transit, this home delivers on location, lifestyle, and potential.

Built in 1955

### Essential Information

MLS® #	E4453446
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044



Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	9516 63 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G4

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 17th, 2025
Days on Market	1

## Zoning

## Zone 17

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Listing information last updated on August 18th, 2025 at 12:32pm MDT