

\$380,000 - 9736 63 Avenue, Edmonton

MLS® #E4446500

\$380,000

4 Bedroom, 2.00 Bathroom, 903 sqft
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

This solid and cozy home offers great versatility with 3 BEDROOMS on the MAIN FLOOR and a SECOND KITCHEN, 4th bedroom, and family room in the basement—perfect for extended family. TWO- 4PC bathrooms provide added convenience, and the shared laundry area is ideally located outside the lower living space. The layout features an open feel with bright windows upstairs and down, bringing in plenty of natural light. This home is brimming with potential and awaits your creative updates to make it your own. Outside, you’ll find a DOUBLE GARAGE, RV parking, and a spacious FENCED YARD with a steel storage shed. Situated on a 44x120 lot, this property is just steps from Hazeldean School, a playground, a spray park and the MILLCREEK RAVINE. With a little love, this gem could be everything you’ve been dreaming of. A fantastic opportunity in a sought-after neighborhood!

Built in 1956

Essential Information

MLS® #	E4446500
Price	\$380,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	903
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9736 63 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G6

Amenities

Amenities	Off Street Parking, Parking-Extra
Parking	Double Garage Detached

Interior

Appliances	Dryer, Freezer, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean School
Middle	Allendale School
High	Strathcona School

Additional Information

Date Listed	July 8th, 2025
Days on Market	1
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 July 9th, 2025 at 12:32pm MDT