

\$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 | 3 |
| Zoning | Zone 17 |

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Listing information last updated on April 26th, 2025 at 2:32am MDT