

Courtesy Of Jill Jordan Of RE/MAX Real Estate

\$435,000 - 9764 63 Avenue, Edmonton

MLS® #E4438814

\$435,000

4 Bedroom, 2.00 Bathroom, 891 sqft
Single Family on 0.00 Acres

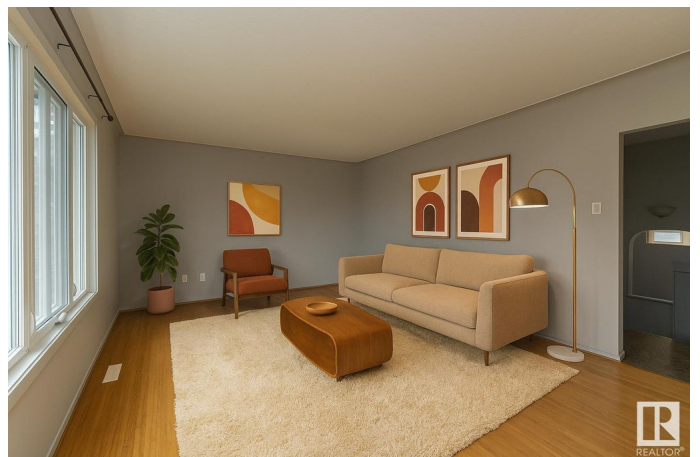
Hazeldean, Edmonton, AB

Step into mid-century charm with this spacious bungalow located on a mature, tree-lined street. Inside, the main floor greets you with hardwood floors and large south facing windows that fill the home with natural light. The retro-inspired living room offers generous space to entertain or unwind, while the functional eat in kitchen provides ample cabinetry and workspace—perfect for real-life cooking, not just Pinterest browsing. This home offers 2 main floor bedrooms. Downstairs, the basement has a spacious recreation room, 3 piece bath, 2 additional bedrooms and separate laundry/mechanical room. Additional features include a fully fenced yard and single detached garage. Close to schools, parks, and commuter routes. Solid foundation for renovators, retro lovers, or savvy investors. Shingles 2016, Windows, 2015, HWT 2011, Furnace 2001, Sewer line 2020, 100 amp service.*virtually staged*

Built in 1953

Essential Information

MLS® #	E4438814
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	891
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9764 63 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G6

Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby
Lot Description	46x110
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	JH Picard
Middle	Ottewell
High	Austin O'Brien

Additional Information

Date Listed May 28th, 2025

Days on Market 17

Zoning Zone 17

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Listing information last updated on June 13th, 2025 at 11:17pm MDT