

## \$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 | 18             |
| 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 June 15th, 2025 at 4:02pm MDT