

## \$749,900 - 9720 65 Avenue, Edmonton

MLS® #E4447435

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,560 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Luxury Living in the desirable community of Hazeldean! This 2560 sqft 3 bedroom, 3 bathroom 2 storey show stopper is situated steps away from the Hazeldean park, school, & market. Embrace the stunning curved staircase w/ soaring ceilings! High quality custom finishes throughout! Just over 13 years ago the original home was taken down to the studs, a main floor addition & a complete 2nd storey has been added. Stunning white kitchen w/ island & walk-in pantry. Formal dining room for large gatherings. Beautiful custom fireplace in living room. Main floor bedroom w/walk-in closet & full bathroom! Upstairs takes you to the exquisite Primary Bedroom w/ a huge window & vaulted ceilings. Massive walk-in closet & ensuite w/ a custom tiled shower. Upstairs bonus room & laundry! Low maintenance deck w/ gazebo in your private backyard oasis . Double garage with lots of additional parking space. Walking distance to the Millcreek Ravine with easy access to the UofA, Whyte Avenue, Southgate & all amenities! Won't last!

Built in 1955

### Essential Information

MLS® # E4447435

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,560                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9720 65 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0K6        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Closet Organizers, No Smoking Home, Infill Property |
| Parking Spaces | 5                                                   |
| Parking        | Double Garage Detached, Insulated                   |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, See Remarks |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Hazeldean School       |
| Middle     | J.H Picard School      |
| High       | Strathcona High School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 80             |
| 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 September 27th, 2025 at 2:02pm MDT