

\$749,900 - 9767 65 Avenue, Edmonton

MLS® #E4458916

\$749,900

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

LEGALLY SUITED Bungalow! TRIPLE GARAGE 10+! Craftsman RENO taken to the studs! Curb appeal is STUNNING, enjoy morning coffee on your LARGE DECK overlooking a TREE LINED street. Inside is IMPRESSIVE, lux wide plank HARDWOOD adorns the main floor. SOLAR tubes up/down adds NATURAL LIGHT in ABUNDANCE. 2 HUGE bedrooms, 2 SPA LIKE BATHS. Cook in the CUSTOM CHEF'S kitchen w/ CONTRASTING cabinets, QUARTZ counters, w/ UPGRADED stainless appliances, GAS STOVE w/ electric rough in & an EAT IN NOOK open to the living room. Main floor LAUNDRY & an ELABORATE mud room complete the floor. A SEPARATE ENTRANCE leads to the BASEMENT SUITE which is finished to the same high standard as the main floor. Outside the suite are a bedroom & a DEN for the upper floor to use. The PRIVATE, FENCED YARD is landscaped w/ a gorgeous PATIO for outdoor fun. Your NEWER GARAGE awaits w/ 13 ft doors, HEAT, DRAIN, shelving & more, best shop in the Community! SUPERB QUALITY throughout, plus chilly A/C for Summer, see it you'll LOVE this place!

Built in 1955

Essential Information



MLS® #	E4458916
Price	\$749,900
Lease Rate	\$13
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9767 65 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0K5

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, Parking-Extra, Patio, R.V. Storage, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks

Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean
Middle	Allendale
High	Strathcona

Additional Information

Date Listed	September 22nd, 2025
Days on Market	55
Zoning	Zone 17

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