

## \$445,000 - 9639 64 Avenue, Edmonton

MLS® #E4439907

**\$445,000**

3 Bedroom, 2.00 Bathroom, 945 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**INVESTOR!! FIRST TIME HOME BUYER!!**  
Don't miss out on this fantastic opportunity.  
Location, Location, Location!!! Nestled in the desirable neighborhood of Hazeldean you can't go wrong. With two bedrooms above grade, full bath, large eat in kitchen and living room there is plenty of room for everyone. Basement is fully finished and set up as an in-law suite. Located on a beautiful tree lined street with Ideal transportation routes and close to just about everything! Large South facing backyard with oversized single garage. Welcome Home.

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439907               |
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 945                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 9639 64 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0J2        |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke |
| Parking Spaces | 6                                   |
| Parking        | Over Sized, Single Garage Detached  |

## Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

## Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                      |

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Hazeldean School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 17        |

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Listing information last updated on June 17th, 2025 at 9:17am MDT