

# \$745,000 - 9638 69 Avenue, Edmonton

MLS® #E4428184

## \$745,000

3 Bedroom, 2.50 Bathroom, 1,916 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

With a competitive price this TWO AND HALF STORY modern property, wont last long. In the mature neighborhood of Hazeldean with 1916 square feet. This modern home has 9 ft ceilings, top of the line finishing's and HE appliances. As you enter the home you are greeted by a nice foyer that leads to an open concept layout. Laminate throughout the main floor and large triple pane windows that allow plenty of natural sunlight. The Kitchen has quartz countertops, cabinets that go up to the ceiling for that executive look and provide ample amount of cupboard space. Upstairs you will find a large master bedroom with a beautiful 5 piece ensuite and walk in closet. Upstairs you will also find 2 generous size bedrooms and a main bath. Heading up to the 3rd floor is a loft that has a balcony with wonderful city views. Could be used as an office, yoga room or toy room. The basement is unspoiled with a SEPERATE ENTRANCE for future development. Walking distance to schools, transit and numerous amenities.

Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428184  |
| Price    | \$745,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,916                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9638 69 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0S4        |

### **Amenities**

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### **Interior**

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                             |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools |

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

### **Additional Information**

Date Listed            March 29th, 2025

Days on Market      13

Zoning                 Zone 17

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Listing information last updated on April 11th, 2025 at 5:02pm MDT