# \$550,000 - 9516 63 Avenue, Edmonton

MLS® #E4453446

## \$550,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to the neighborhood of Hazeldean. This updated bungalow offers exceptional value and standout curb appeal. The home features a custom exterior with a charming front porch, adding both character and function. Inside, you'll find 3 bedrooms on the main floor and an additional two bedroom in the fully finished basement with 2nd Kitchenâ€"ideal for extended family or rental flexibility. 2 full bathrooms provide comfort and convenience, while the oversized garage offers plenty of space for vehicles, storage, or a workshop. The property has undergone extensive renovations, blending modern finishes with lasting quality. Long-term tenants are currently in place and would love to stay, making this an excellent opportunity with steady rental income. Close to schools, parks, shopping, and transit, this home delivers on location, lifestyle, and potential.

Built in 1955

### **Essential Information**

MLS® # E4453446

Price \$550,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,044







Acres 0.00 Year Built 1955

Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

## **Community Information**

Address 9516 63 Avenue

Area Edmonton
Subdivision Hazeldean
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 0G4

## **Amenities**

Amenities Front Porch

Parking Double Garage Detached, Over Sized

## Interior

Appliances Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two,

Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public

Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 17th, 2025

Days on Market 79

# Zoning Zone 17

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