

## \$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 | 33                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 25th, 2025 at 9:32am MDT