

Courtesy Of Kawaldeep Gill Of MaxWell Polaris

## \$649,900 - 9650 63 Ave, Edmonton

MLS® #E4462730

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**LEGAL TWO BEDROOM SUITE~BUILD 2025  
IN HAZELDEAN SOUTH EAST**

**EDMONTON~OVER 2500 SF LIVING SPACE.** Welcome to your dream home in Hazeldean ! This stunning brand new infill boasts 5 bedrooms plus DEN on main floor with full bath, total 4 full bathrooms, and a legal 2-bedrooms revenue basement suite. Experience the best of smart home technology and high-end finishes from a reputable builder. Main floor offers you a large living room with DEN, open concept kitchen, Quartz countertops and Quartz backsplash, electric fireplace is surrounded with tile wall, spindle railing and luxury vinyl flooring. Upstairs, you'll find three bedrooms, a loft, and a master ensuite, providing plenty of room for relaxation and personal. Legal Basement is fully finished, its own laundry area and kitchen, 2 bedrooms, separate living area or potential rental income. The double detached garage provides plenty of parking space and storage. The property is beautifully landscaped and deck and appliances are include.

Built in 2025

### Essential Information

MLS® # E4462730

Price \$649,900



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,727         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 9650 63 Ave |
| Area        | Edmonton    |
| Subdivision | Hazeldean   |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6E 0G5     |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                  |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|        |                  |
|--------|------------------|
| Middle | Hazeldean school |
|--------|------------------|

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 19th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 17 |
|--------|---------|

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Listing information last updated on November 4th, 2025 at 1:47am MST