

# \$485,000 - 9316 69 Avenue, Edmonton

MLS® #E4463983

**\$485,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Discover the perfect canvas for your next project with this 49.5' x 110' lot located in the highly sought-after Hazeldean community. Nestled on a quiet street and just steps from the ravine, this property offers the ideal balance of natural beauty and urban convenience. Surrounded by mature trees and modern infill homes, this lot presents endless possibilities—build your dream home, develop a duplex, or explore other investment options. Enjoy quick access to walking trails, schools, parks, and local amenities, all while being just minutes from Whyte Avenue, Mill Creek Ravine, and downtown.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4463983        |
| Price     | \$485,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9316 69 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |

|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 0R9  |

### **Amenities**

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Paved Lane, Playground Nearby |
|-------------------|----------------------------------------------------------------------------------------|

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 3 |
|----------------|---|

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

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Listing information last updated on November 2nd, 2025 at 7:47pm MST