

\$550,000 - 9516 63 Av Nw, Edmonton

MLS® #E4453446

\$550,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.13 Acres

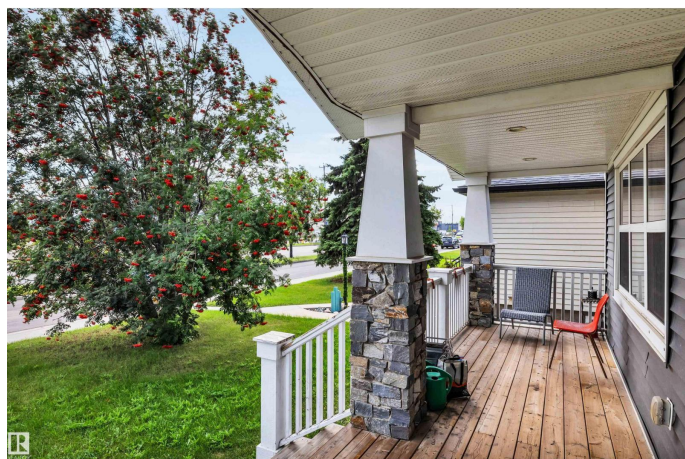
Hazeldean, Edmonton, Alberta

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 Kitchen—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. (id:6289)

Built in 1955

Essential Information

Listing #	E4453446
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,044
Acres	0.13
Year Built	1955
Type	Single Family



Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	9516 63 Av Nw
Subdivision	Hazeldean
City	Edmonton
Province	Alberta
Postal Code	T6E0G4

Amenities

Amenities	Public Transit, Shopping
Features	Lane
Parking	Detached Garage, Oversize
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator, Two stoves
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Local Real Estate
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 8:46pm MDT