

## \$499,900 - 9839 64 Avenue, Edmonton

MLS® #E4444382

**\$499,900**

3 Bedroom, 2.00 Bathroom, 998 sqft

Single Family on 0.00 Acres

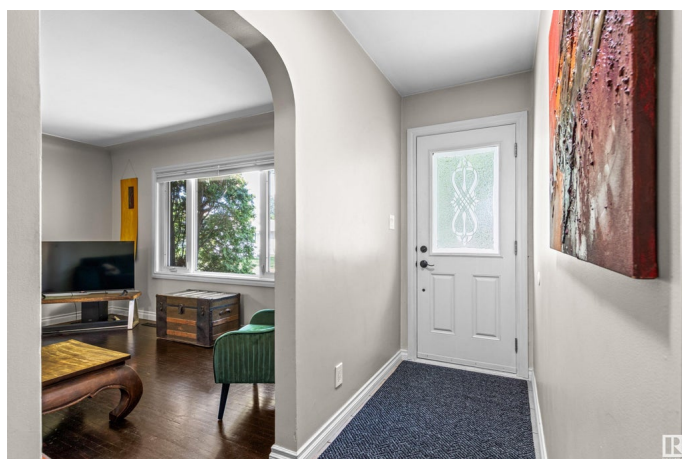
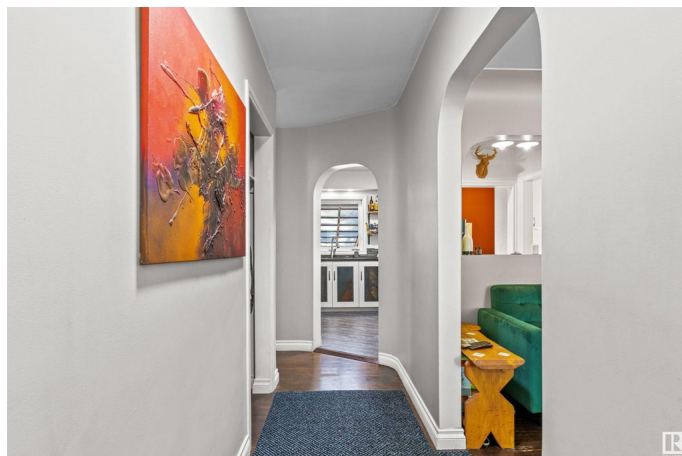
Hazeldean, Edmonton, AB

Welcome to this renovated 3-bedroom bungalow with a triple car garage and RV parking! The siding has been redone in Yakisugi (Shou Sugi Ban), a traditional wood preservation method where planks are charred to create a durable, striking exterior that resists rot, insects, fire, and water damage. Inside, enjoy refinished hardwood on the main level and heated tile floors in the kitchen, which features open shelving, custom cabinets, and a smart corner pantry. Natural light fills the home through three sola tubes. The updated main bath has new tile in the shower and on the floor. The finished basement includes a 4-piece bath, open living space, and a private guest area. Step outside to a south-facing backyard oasis with a powered pergola and stereo, patio, koi pond, raised garden beds, fruit trees, and multiple peaceful sitting areas—all just minutes from shopping, dining, and transit!

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444382  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 998                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9839 64 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0J4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Patio, Skylight, Vinyl Windows |
| Parking   | Front/Rear Drive Access, Heated, Insulated, Triple Garage Detached    |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Hazeldean School K-6 |
|------------|----------------------|

|        |                           |
|--------|---------------------------|
| Middle | Allendale or McKernan 7-9 |
| High   | Strathcona School 10-12   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 17         |

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Listing information last updated on July 1st, 2025 at 8:02pm MDT