

# **\$774,900 - 9118 66 Avenue, Edmonton**

MLS® #E4445691

**\$774,900**

5 Bedroom, 3.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**BACKING ONTO THE MILLCREEK RAVINE!  
LEGAL 2 BEDROOM BASEMENT SUITE.**

Discover modern living in this beautifully designed 2 storey home perfectly nestled against the backdrop of the Millcreek Ravine & Argyll Park. Offering direct access to trails & expansive green spaces, this property is a dream for outdoor enthusiasts & nature lovers! Interior offers clean lines, bright windows & open concept living spaces. Contemporary kitchen has modern white cabinetry, stainless appliances, quartz counters, large pantry & peninsula w/seating. Kitchen flows effortlessly into dining & living area-ideal for entertaining! Upstairs houses 3 bedrooms including a generous size master, ensuite w/luxurious soaker tub, glass shower, double sinks plus 2 walk-in closets. **FEATURING** main floor office, upper level laundry, custom window coverings, A/C, H2O on demand, convenient electric fireplace, composite deck & low maintenance landscaping. Close to schools, parks, shopping, amenities & minutes to Whyte Ave & Ritchie Market.**MOVE IN!**

Built in 2020

## **Essential Information**

MLS® # E4445691

Price \$774,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9118 66 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0L5

### Amenities

Amenities	Deck, Hot Water Tankless, No Smoking Home, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	47
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 7:02pm MDT