

# \$475,000 - 9628 63 Avenue, Edmonton

MLS® #E4453445

## \$475,000

3 Bedroom, 2.00 Bathroom, 947 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

This beautifully maintained bungalow is located in a highly desirable neighborhood and offers a fantastic opportunity for both investors and first time home buyers. The main floor features two spacious bedrooms, while the finished basement includes a third bedroom and a wet bar perfect for entertaining. With two full bathrooms and an oversized garage and RV parking, this home provides both comfort and functionality. The property has seen many recent updates, offering modern convenience while maintaining its original charm. The home is move-in ready with little to no work needed. Currently occupied by long-term tenants who would love to stay, great opportunity with reliable rental income already in place. Located close to schools, parks, and amenities, itâ€™s the perfect blend of location, value, and potential.

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453445  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 947       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9628 63 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0G5        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Wet Bar                            |
| Parking   | Double Garage Detached, Over Sized |

### Interior

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

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

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

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