

# \$550,000 - 9516 63 Avenue, Edmonton

MLS® #E4453446

**\$550,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

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.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453446  |
| Price          | \$550,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,044     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9516 63 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0G4        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Front Porch                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

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

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 54                |

## 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 October 9th, 2025 at 11:02pm MDT