

## \$569,500 - 9708 64 Street, Edmonton

MLS® #E4463544

**\$569,500**

3 Bedroom, 2.50 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

If you are looking for a move in ready home your search may be over. This is a Large Custom Built Bungalow - Original Owner- with many upgrades. Including loads of windows, Vaulted Ceilings, large living room, Upgraded kitchen including Stainless steal appliances and Granite counter tops. Main floor bathroom has been redone to include an Ultra Bath. This home shows better than the pictures. Facing a treed ravine area with Sunny south facing deck and backyard. Total of 3 Bedrooms plus 2 lower level dens that can be converted into bedrooms ( with proper egress windows ) you could have 5 bedrooms and 2 1/2 baths. Upgrades include New Furnace and HW tank and new central AC, shingles, 2 light tubes and most windows are upgraded. Fenced yard and newer composite deck. This is a very solid well built family home in a great location.

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463544  |
| Price          | \$569,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,454     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9708 64 Street |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1R3        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Over Sized, Single Garage Detached    |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 2                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Finished                                                                           |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 24th, 2025 |
|-------------|--------------------|

Days on Market 9

Zoning Zone 18

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Listing information last updated on November 2nd, 2025 at 6:47pm MST