

## \$374,800 - 9636 63 Avenue, Edmonton

MLS® #E4462924

### \$374,800

3 Bedroom, 2.00 Bathroom, 1,247 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Long time owner. This home is priced to sell. Possession can be immediate. 24x25 double garage. Vinyl siding. 2 Goodman furnaces install in 13. One replaced in 2018. Hot water tank replaced in 2016. Wood burning fireplace in LR. Add Paint and upgrade the flooring and it will look like new.

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462924               |
| Price          | \$374,800              |
| Lease Rate     | \$13                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,247                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                |
|---------|----------------|
| Address | 9636 63 Avenue |
| Area    | Edmonton       |



|             |           |
|-------------|-----------|
| Subdivision | Hazeldean |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T6E 0G5   |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Detached, RV Parking                                                   |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Fireplace    | Yes                                                                                                               |
| Fireplaces   | Masonry                                                                                                           |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Fenced, Landscaped, Paved Lane, Public Transportation, Schools, Ski Hill Nearby, Treed Lot |
| Lot Description   | 43.4 x 121.39 FT.                                                                          |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 17            |

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Listing information last updated on November 1st, 2025 at 5:32pm MDT