

\$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	9
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 30th, 2025 at 4:02pm MDT