

## \$536,500 - 9833 68 Avenue, Edmonton

MLS® #E4429279

**\$536,500**

5 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

STEPS FROM MILL CREEK RAVINE and HAPPY BEER STREET—your new lifestyle starts HERE. Hike, bike, or stroll the RAVINE TRAILS, grab a pint at local breweries, or sip a latte at one of the nearby caf  s. Hazeldean is a hidden gem with a strong COMMUNITY LEAGUE, parks, playgrounds, and quick access to Whyte Ave. This RENOVATED 5-BED, 2-BATH home has a SEPARATE ENTRANCE to a bright in-law suite. Inside: OPEN-CONCEPT layout, custom cabinets, QUARTZ, pot lights, and new German tilt & turn windows. Massive primary, DOUBLE GARAGE, fenced yard, and upgraded landscaping. Live where the good vibes are.

Built in 1956

### Essential Information

MLS® #	E4429279
Price	\$536,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family



Style	Raised Bungalow
Status	Active

### Community Information

Address	9833 68 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0R4

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 5th, 2025
Days on Market	26
Zoning	Zone 17

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