

## \$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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