

\$655,000 - 9739 70 Avenue, Edmonton

MLS® #E4442351

\$655,000

4 Bedroom, 3.50 Bathroom, 1,564 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Nestled in the heart of Hazeldean, just a short walk to Mill Creek Ravine and scenic trails, this beautifully appointed 2-storey home offers a total of 2,268 sq ft of finished living space including the basement. The open-concept layout features 9-foot ceilings & durable vinyl plank flooring throughout the main level. With 3+ 1 bedrooms, a MF den, and 3.5 bathrooms, there's room for everyone. The chef-inspired kitchen boasts SS appliances, quartz counters, and a large island. Upstairs, the spacious primary suite includes a large walk-in closet with a window and a luxurious 4-piece ensuite with double sinks and an oversized shower with built-in seating. A convenient laundry area completes the upper level. The fully finished basement features large windows, a generous bedroom/sitting area, and a granite kitchenette—ideal for guests or extended family (not a legal suite). Enjoy the sunny south-facing backyard, complete with a maintenance-free deck and landscaping. and double detached garage.

Built in 2018

Essential Information

MLS® # E4442351

Price \$655,000



| | |
|----------------|-------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,564 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9739 70 Avenue |
| Area | Edmonton |
| Subdivision | Hazeldean |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 0V4 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking | Double Garage Detached, Insulated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

| | |
|--------------|----------------------------|
| | Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 17 |

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