

## \$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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