



Edmonton

Hazeldean LP: \$525,000

9651 66 AV NW

T6E 0M2 SP:

M

Listing ID # E4464206

Building Type Detached Single Family

Style Bungalow

Year Built 1957

Full Baths 2

Half Baths 0

Total Baths 2.0

Tot Flr AG SqFt 1,189.31

Sold Date

Bedrooms Above 3

Bedrooms Total 5

Basement Full

Basement Dev Fully Finished

Tot Flr AG SqM 110.49

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Facing Hazeldean Park! This FULLY FINISHED raised bungalow offers a total of 5 bedrooms, 2 full baths & over 2,300 sqft of total living space. Many upgrades over the years, w/ some original charm, such as the main level original hardwood flooring. RENOVATED kitchen(2017): quartz countertops, backsplash, wood/soft close lower cabinets & vinyl plank flooring. Generous bedroom sizes, primary can fit a king size bed & a RENOVATED 4 piece bathroom(2021) completes this floor. The basement w/ SEPARATE ENTRANCE: SECOND kitchen(upgraded 2021), large windows throughout w/ an abundance of natural light, huge rec room, 2 additional bedrooms(sound dampening between bedroom floors 2020), 4 piece RENOVATED bathroom(2021) & laundry area. Out back, fully fenced south facing backyard w/ an amazing garden, deck(2020), fruit trees & oversized double detached garage. ADDITIONAL UPGRADES: sidewalks(2021), Hunter Douglas Blinds(2020), Shingles(2019-2020), all windows/doors(2018), sewer line(2017) & electrical upgraded(2017).

Directions

Living Room	4.86x4.07	M	Bedroom 3	3.47x2.56	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.47x2.08	M	Bedroom 4	3.09x2.79	B	1	4	M	No	Main	110.49	1,189.31
Kitchen	3.85x3.47	M	Bedroom	3.08x2.77	B	2	4	B	No	Upper		
Family Room			Recreation Room	6.34x4.24	B	3				Above Grd		
Den			Second Kitchen	4.20x3.72	B	4				Lower		
Bonus Room						5				Below Grd	105.42	1,134.74
Primary Bedrm	4.70x3.45	M				6				Tot Flr AG	110.49	1,189.31
Bedroom 2	3.46x3.39	M				7				# Finished 2		

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco
Flooring Hardwood, Vinyl Plank
Features Deck

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent Yes
2nd Suite No
Garage Suite
Garden Suite
Lot Shape Rectangular
Lot Size SqM 582.17
Zoning
Tax Amount \$4,445.97 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer

Goods Excl primary suite hanging lamp (on ceiling hook)

Warranty

Fireplace No
FP Fuel
FP Type

Site Features Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Double Garage Detached

Road Access Paved Driveway to House

Park Encl/Tot / **Garage Dim**

Condo Name		Floor Location	Floor#
Condo Fee	Fee Schedule	#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	