

## \$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 | 4               |
| Zoning         | Zone 17         |

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Listing information last updated on June 16th, 2025 at 7:17pm MDT