

## \$774,900 - 9118 66 Avenue, Edmonton

MLS® #E4445691

**\$774,900**

5 Bedroom, 3.50 Bathroom, 1,820 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

**BACKING ONTO THE MILLCREEK RAVINE!  
LEGAL 2 BEDROOM BASEMENT SUITE.**

Discover modern living in this beautifully designed 2 storey home perfectly nestled against the backdrop of the Millcreek Ravine & Argyll Park. Offering direct access to trails & expansive green spaces, this property is a dream for outdoor enthusiasts & nature lovers! Interior offers clean lines, bright windows & open concept living spaces. Contemporary kitchen has modern white cabinetry, stainless appliances, quartz counters, large pantry & peninsula w/seating. Kitchen flows effortlessly into dining & living area-ideal for entertaining! Upstairs houses 3 bedrooms including a generous size master, ensuite w/luxurious soaker tub, glass shower, double sinks plus 2 walk-in closets. **FEATURING** main floor office, upper level laundry, custom window coverings, A/C, H2O on demand, convenient electric fireplace, composite deck & low maintenance landscaping. Close to schools, parks, shopping, amenities & minutes to Whyte Ave & Ritchie Market.**MOVE IN!**

Built in 2020

### Essential Information

MLS® # E4445691

Price \$774,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,820                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9118 66 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0L5        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Tankless, No Smoking Home, Infill Property |
| Parking   | Double Garage Detached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 17        |

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Listing information last updated on August 20th, 2025 at 2:33pm MDT