

Courtesy Of Dustin Racine Of Exp Realty

## \$649,900 - 9640 67a Street, Edmonton

MLS® #E4432703

### \$649,900

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Professionally renovated and designed from top to bottom, this massive 3+2 bedroom bungalow is over 1,400 SQ FT. This luxurious and bright, open-concept home features a sleek and modern kitchen with two-tone cabinets, tile backsplash, SS appliances, pot-filler, and a massive island with quartz countertops. The living room contains an electric fireplace, a feature wall, and built-in shelves. Down the hall, you'll find 3 large bedrooms, including the massive primary with a walk-in closet and a full 3 PC ensuite including a stand-up glass shower. The main level is lined with wood grain, wide-plank, vinyl flooring. Every space in this home exhibits quality and luxury! The main bath features a vessel sink with a wall-mount faucet, custom shower, and a wall niche. Downstairs you'll find tons of storage, 2 large bedrooms w/WICs, a full bath, a wet bar, a family room, and a fully finished laundry room. Outdoors features a heated double detached garage, and a fully-fenced, landscaped yard. This is a MUST-SEE!

Built in 1961

### Essential Information

MLS® #	E4432703
Price	\$649,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9640 67a Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1S2

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows, Wet Bar
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market       5  
Zoning                 Zone 18

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Listing information last updated on April 30th, 2025 at 7:17pm MDT