

# \$540,000 - 9547 69 Avenue, Edmonton

MLS® #E4440517

## \$540,000

3 Bedroom, 3.00 Bathroom, 1,447 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

1.5 Storey in Hazeldean â€œ Backs Onto Green Space This 1.5 storey home in Hazeldean offers 3 bedrooms, 3 full bathrooms (1x4pc, 2x3pc), and 2 kitchensâ€”ideal for multi-generational living or added flexibility. Backing directly onto green space and close to schools, parks, and transit. Features numerous recent upgrades inside and out. Great opportunity in a well-established neighbourhood. All information to be independently verified. Detached single car garage with an attached single car breezeway.

Built in 1952

## Essential Information

MLS® #	E4440517
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,447
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

## Community Information



Address	9547 69 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0S2

### **Amenities**

Amenities	On Street Parking
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

### **Interior**

Appliances	Dryer, Garburator, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Stone
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Landscaped, Playground Nearby, Schools, Partially Fenced
Roof	Metal
Construction	Wood, Asphalt, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 17

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Listing information last updated on June 8th, 2025 at 5:32pm MDT