# \$459,900 - 9851 69 Avenue, Edmonton

MLS® #E4438105

## \$459,900

4 Bedroom, 2.00 Bathroom, 1,206 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Development opportunity is knocking in the community of Hazeldeen. Corner 55x105 Ft Lot adjacent to 99 street. Ideal for building a triplex with basement suites or side by side duplex with garden suite.

Built in 1954

## **Essential Information**

MLS® # E4438105 Price \$459,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,206 Acres 0.00 Year Built 1954

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

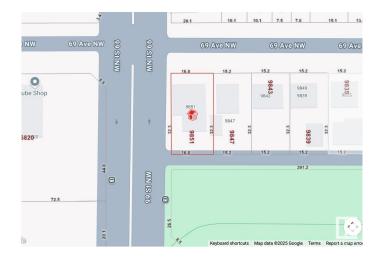
## **Community Information**

Address 9851 69 Avenue

Area Edmonton
Subdivision Hazeldean
City Edmonton
County ALBERTA







Province AB

Postal Code T6E 0S9

## **Amenities**

Amenities Deck

Parking Double Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Hood Fan, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 1

Has Suite Yes
Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Corner Lot, Flat Site, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 23rd, 2025

Days on Market 22

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 12:02am MDT