

\$799,000 - 9645 70 Avenue, Edmonton

MLS® #E4461547

\$799,000

4 Bedroom, 3.50 Bathroom, 1,756 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

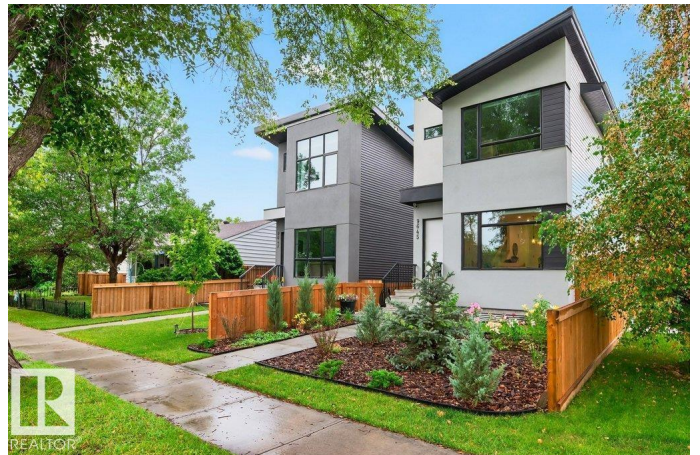
LOCATION LIKE NO OTHER! Beautifully landscaped outside and offering over 2,500 sq ft of living space within, this stunning 4 bed, 3.5 bath, 2-storey in the heart of Hazeldean is a showstopper! This home has been meticulously maintained and finished, just move in and live! The main floor features a bright, open-concept layout with large windows, a cozy living room with electric fireplace, and a designer white kitchen with quartz counters, SS appliances, and a huge island flowing into the dining area. Upstairs you'll find a spacious primary suite with W-I closet & ensuite, 2 more bedrooms each with W-I closets, a 5-pce main bath & laundry area. The fully finished basement with separate entrance offers a rec room, wet bar, 4th bedroom & bath. Enjoy the south-facing deck, double detached garage w/elec vehicle charging station, and prime access to U of A, Whyte Ave, Happy Beer Street, great schools, shopping & public transportation. A perfect blend of style, comfort & location don't miss out on this one!!

Built in 2022

Essential Information

MLS® # E4461547

Price \$799,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,756
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9645 70 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0V2

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
----------	---------------------

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

School Information

Elementary	Hazeldean/Lady Mt.Carmel
Middle	Allendale/Louis St.Laurent
High	Strathcona/Austin O'Brien

Additional Information

Date Listed	October 9th, 2025
Days on Market	14
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 October 23rd, 2025 at 12:47pm MDT