# \$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

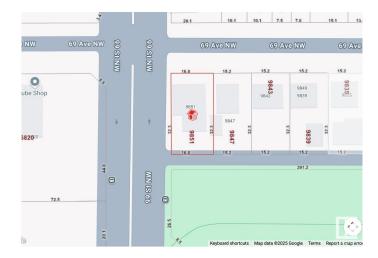
# **Community Information**

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

Date Listed May 23rd, 2025

Days on Market 25

Additional Information

Zoning Zone 17

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Listing information last updated on June 17th, 2025 at 3:02pm MDT