

\$549,000 - 9304 71 Avenue, Edmonton

MLS® #E4463034

\$549,000

5 Bedroom, 2.00 Bathroom, 950 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

If you're browsing this listing, chances are you already love this beautiful neighbourhood, the charm of Mill Creek Ravine, the character homes, and the peaceful, low-density streets. So, I won't go on about that. What you'll want to know is that this 1954 raised bungalow has been taken right down to the studs and rebuilt inside and out but with care to preserve the original layout. Think back to when homes were built modestly but solidly, with walls that created defined, cozy spaces. Now add to that all new electrical, plumbing, insulation, drywall, stucco, sewer, furnace, and hot water tank and you've got a home ready for another 70 years! This corner lot is wrapped in mature trees and landscaping, including Hazelnut, Saskatoon, and Crabapple trees, and even rocks collected by the original owner from across Alberta, a truly personal touch of history. The bright, raised basement offers amazing potential: whether you envision a great space for the kids, legal suite or in-law suite, the potential is there!



Built in 1954

Essential Information

MLS® #	E4463034
Price	\$549,000
Lease Rate	\$10

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	9304 71 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0K8

Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	2 Outdoor Stalls, Single Garage Detached

Interior

Appliances	Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles

Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed October 22nd, 2025
Days on Market 9
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 31st, 2025 at 10:32am MDT