

## \$475,000 - 9714 71 Avenue, Edmonton

MLS® #E4430341

**\$475,000**

3 Bedroom, 2.00 Bathroom, 929 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to this stunningly renovated 1.5-storey home in the vibrant and desirable Hazeldean community! As you step inside, you'll immediately appreciate the open-concept kitchen, designed for both style and function, with abundant storage and an easy flow into the bright, airy living area. The main floor offers a versatile bedroom, perfect for conversion into a spacious dining room, plus a stylish full bathroom. Upstairs, you'll discover two generously sized bedrooms, providing plenty of space for rest and relaxation. The fully finished basement is a true bonus, featuring a cozy rec room and a sleek three-piece bathroom. Outside, the expansive backyard is an entertainer's dream, with a deck and pergola that set the perfect stage for summer gatherings. With a host of upgrades including newer windows, a newer roof, an oversized double garage, and air conditioning, this home combines modern comfort with classic charm. Don't miss your chance to own this move-in-ready gem!

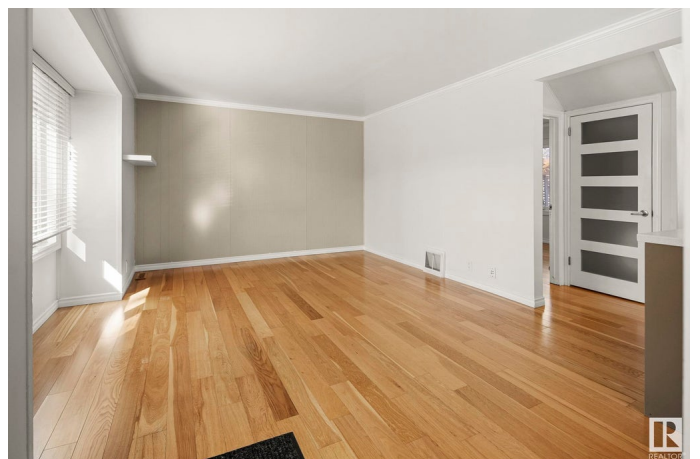
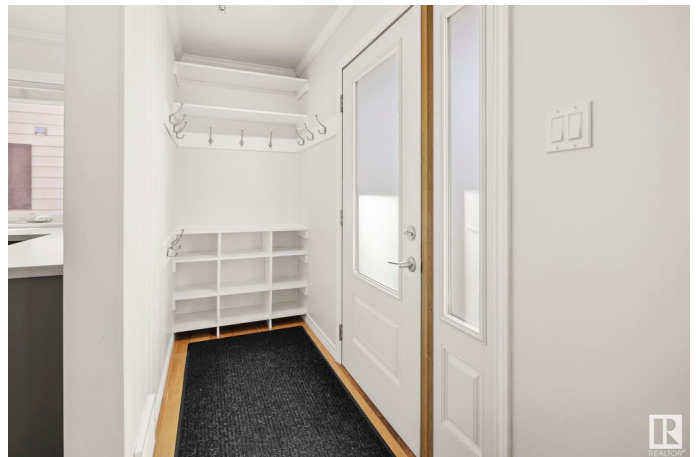
Built in 1949

### Essential Information

MLS® # E4430341

Price \$475,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 929                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9714 71 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0W6        |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding |
| Exterior Features | See Remarks                      |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter               |

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 12

Zoning Zone 17

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Listing information last updated on April 22nd, 2025 at 12:32am MDT