

## \$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!

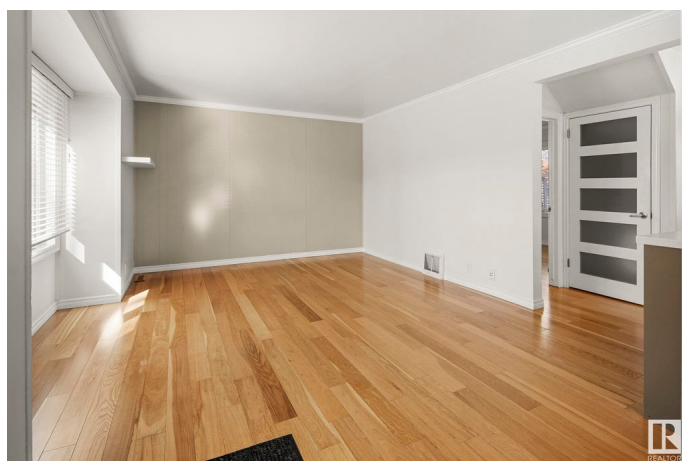
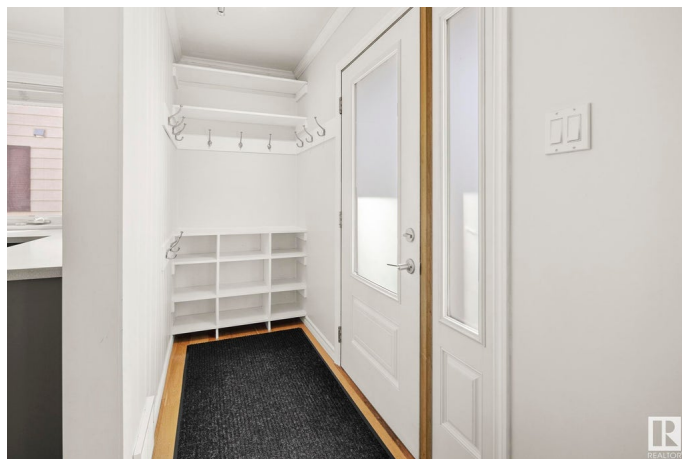
Built in 1949

### 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 6

Zoning Zone 17

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Listing information last updated on April 16th, 2025 at 12:02pm MDT