

## \$350,000 - 9711 65 Avenue, Edmonton

MLS® #E4465013

**\$350,000**

2 Bedroom, 2.00 Bathroom, 992 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Great opportunity in the sought-after Hazeldean/Ritchie area! Solid 1954 bungalow on a 13.7m x 42.9m lot (buyer to confirm), Carpet over original hardwood on the main level, 2 bedrooms up, 4-pc bath, front living room, and a dining area with built-in cabinetry. Basement has been stripped down and is ready for your redevelopment vision. Updated shingles (2020), single detached garage, large yard, and a spacious rear deck. Great home for a renovation, rental, or future redevelopment project. Close to Mill Creek Ravine, Ritchie Market, schools, parks, and easy access to Whyte Ave & downtown.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465013               |
| Price          | \$350,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 992                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9711 65 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0K5        |

## Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Detached                                                        |

## Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 1                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Partially Finished                                                                |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stucco                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 6                  |
| 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®)

