

\$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!

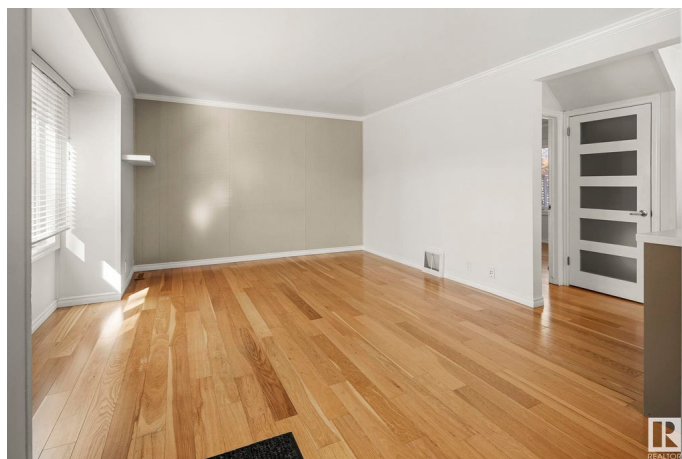
Built in 1949

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 9

Zoning Zone 17

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