

# \$459,900 - 9851 69 Avenue, Edmonton

MLS® #E4438105

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Development opportunity is knocking in the community of Hazeldeen. Corner 55x105 Ft Lot adjacent to 99 street. Ideal for building a triplex with basement suites or side by side duplex with garden suite.



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438105               |
| Price          | \$459,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,206                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9851 69 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |

|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T6E 0S9 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                     |
| Stories      | 1   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished                                |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Corner Lot, Flat Site, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 17        |

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Listing information last updated on June 18th, 2025 at 7:47am MDT