\$399,000 - 9734 71 Avenue, Edmonton

MLS® #E4440534

\$399,000

3 Bedroom, 1.00 Bathroom, 946 sqft Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Charming 1.5-storey single-family home in the desirable Hazeldean neighborhood! This cozy 3-bedroom, 1-bath home on a 40 x 130 lot, features a bright living room with large windows that flood the space with natural light. The main floor offers functional living, while the upper level provides additional bedroom space or flexible use. Enjoy a spacious backyardâ€"perfect for outdoor gatheringsâ€"and a detached single garage. Located near schools, parks, and all essential amenities, this is an ideal home for families or first-time buyers. Don't miss this great opportunity in a prime location!



Essential Information

MLS® # E4440534 Price \$399,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 946
Acres 0.00
Year Built 1949

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey







Status Active

Community Information

Address 9734 71 Avenue

Area Edmonton
Subdivision Hazeldean
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 0W6

Amenities

Amenities See Remarks

Parking Single Garage Detached

Interior

Appliances Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Asbestos

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Asbestos

Foundation Concrete Perimeter

School Information

Elementary Hazeldean School
Middle Allendale School
High Mckernan School

Additional Information

Date Listed June 5th, 2025

Days on Market 78

Zoning Zone 17

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