

## \$699,900 - 9336 69 Avenue, Edmonton

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MLS® #E4451607

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

COMPLETELY RENOVATED in the heart of Hazeldean! Just steps away from the Mill Creek Ravine, sits this 4-bedroom, 3 bath, 1400 square foot show-stopper! No expense spared. Professionally redone from top-to-bottom. The main floor features a bright and open living room with feature wall. The stunning kitchen contains dual colored, flat-panel, high-gloss cabinets, quartz countertops, stainless steel appliances and, a large island. Down the hall, you'll find a MAIN FLOOR LAUNDRY rough-in, 3 pc. main bath and two bedrooms, including the massive primary suite with a walk-through closet with built-in shelving units, makeup area, and 4 pc ensuite with dual vanities, stand-up custom shower, and HEATED FLOOR! The basement contains an enormous family room, two additional bedrooms with closet built-ins, and a 3 pc. bath. Both levels are lined with vinyl plank floors and pot lights with dual lighting settings. Upgraded wiring/service, plumbing, heating, insulation (walls & attic), roof and windows. This is a must-see!

Built in 1960

### Essential Information

MLS® # E4451607

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9336 69 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0R9        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, Insulation-Upgraded, Vinyl Windows |
| Parking   | Double Garage Detached                                                       |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Private Setting |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stone, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025

Days on Market                4

Zoning                            Zone 17

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