

# \$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	2
Zoning	Zone 17

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Listing information last updated on May 25th, 2025 at 3:47am MDT