

# \$625,000 - 9523 71 Avenue, Edmonton

MLS® #E4430089

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,718 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to the beautiful tree lined streets of Hazeldean and this immaculate 1717sqft, 2020 built half duplex. Enter the home to a large front foyer that opens directly into the open concept living with 9' ceilings throughout. A huge living space leads right through to the dining area and perfect little powder room. Enjoy the chefs kitchen with gas stove, big center island and quartz counters all drenched with so much natural light from the large south facing window. Upstairs finds a massive primary bedroom with tons of windows, beautiful 4pc ensuite and walk in closet. The upstairs in wrapped up with 2 more great sized bedrooms, 4pc main bath and full laundry room. The basement has been fully finished with large rec room, bedroom, 4pc bath and side entrance to make a future suite possible. The south facing yard has a large raised deck, a veggie gardeners dream below, along with double garage. Enjoy being walking distance to Millcreek Ravine, Schools and Ritchie Market. This is one home not to be missed!

Built in 2020

## Essential Information

MLS® #	E4430089
Price	\$625,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,718
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9523 71 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0W2

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Smoking Home, Parking-Extra, Television Connection, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025  
Days on Market 5  
Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 15th, 2025 at 8:47am MDT