

## \$420,000 - 9734 71 Avenue, Edmonton

MLS® #E4440534

**\$420,000**

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. Donâ€™t miss this great opportunity in a prime location!

Built in 1949

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440534               |
| Price          | \$420,000              |
| 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 | 7              |
| Zoning         | Zone 17        |

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