

\$350,000 - 9711 65 Avenue, Edmonton

MLS® #E4465013

\$350,000

2 Bedroom, 2.00 Bathroom, 992 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Great opportunity in the sought-after Hazeldean/Ritchie area! Solid 1954 bungalow on a 13.7m x 42.9m lot (buyer to confirm), Carpet over original hardwood on the main level, 2 bedrooms up, 4-pc bath, front living room, and a dining area with built-in cabinetry. Basement has been stripped down and is ready for your redevelopment vision. Updated shingles (2020), single detached garage, large yard, and a spacious rear deck. Great home for a renovation, rental, or future redevelopment project. Close to Mill Creek Ravine, Ritchie Market, schools, parks, and easy access to Whyte Ave & downtown.

Built in 1954

Essential Information

MLS® #	E4465013
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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Community Information

Address	9711 65 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0K5

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	Zone 17

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