

## \$399,000 - 9734 71 Avenue, Edmonton

MLS® #E4440534

**\$399,000**

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	\$399,000
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
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### 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	82
Zoning	Zone 17

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