

\$569,500 - 9708 64 Street, Edmonton

MLS® #E4463544

\$569,500

3 Bedroom, 2.50 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

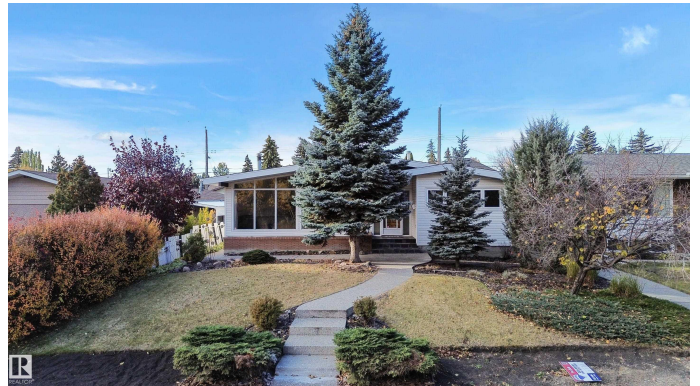
Ottewell, Edmonton, AB

If you are looking for a move in ready home your search may be over. This is a Large Custom Built Bungalow - Original Owner- with many upgrades. Including loads of windows, Vaulted Ceilings, large living room, Upgraded kitchen including Stainless steal appliances and Granite counter tops. Main floor bathroom has been redone to include an Ultra Bath. This home shows better than the pictures. Facing a treed ravine area with Sunny south facing deck and backyard. Total of 3 Bedrooms plus 2 lower level dens that can be converted into bedrooms (with proper egress windows) you could have 5 bedrooms and 2 1/2 baths. Upgrades include New Furnace and HW tank and new central AC, shingles, 2 light tubes and most windows are upgraded. Fenced yard and newer composite deck. This is a very solid well built family home in a great location.

Built in 1963

Essential Information

MLS® #	E4463544
Price	\$569,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,454



Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9708 64 Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1R3

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
-------------	--------------------

Days on Market 25

Zoning Zone 18

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 November 18th, 2025 at 7:17am MST