

\$374,500 - 9837 68 Avenue, Edmonton

MLS® #E4460318

\$374,500

4 Bedroom, 2.00 Bathroom, 944 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

LEGAL BASEMENT SUITE bungalow bargain!
Investors, renovators, flippers—this is what you’ve been waiting for! Fixer-upper deal in Hazeldean! Step out the front door to a walking trail leading to Mill Creek Ravine. 2 bed/1 bath up, 2 bed/1 bath down with shared laundry (easily converted to separate). Recent upgrades: 100 amp electrical, vinyl windows, exterior doors, updated overhead garage doors, new tub/tile/vanity in upstairs bath, house shingles, furnace & hot water tank. Double detached garage, fully fenced yard & loads of potential to renovate, rent long term, or live with a mortgage helper. Minutes to Whyte Ave, U of A, downtown, schools & trails. A true hidden gem with income potential in a prime location!

Built in 1955

Essential Information

MLS® #	E4460318
Price	\$374,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.00
Year Built	1955



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9837 68 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0R4

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Wtr Tank-Energy Star, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 17

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