

Courtesy Of Kawaldeep Gill Of MaxWell Polaris

# \$649,900 - 9652 63 Ave, Edmonton

MLS® #E4462727

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,727 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

LEGAL TWO BEDROOM SUITE~BUILD 2025  
IN HAZELDEAN SOUTH EAST  
EDMONTON~OVER 2500 SF LIVING

SPACE. Welcome to your dream home in Hazeldean ! This stunning brand new infill boasts 5 bedrooms plus DEN on main floor with full bath, total 4 full bathrooms, and a legal 2-bedrooms revenue basement suite. Experience the best of smart home technology and high-end finishes from a reputable builder. Main floor offers you a large living room with DEN, open concept kitchen, Quartz countertops and Quartz backsplash, electric fireplace is surrounded with tile wall, spindle railing and luxury vinyl flooring. Upstairs, you'll find three bedrooms, a loft, and a master ensuite, providing plenty of room for relaxation and personal. Legal Basement is fully finished, its own laundry area and kitchen, 2 bedrooms, separate living area or potential rental income. The double detached garage provides plenty of parking space and storage. The property is beautifully landscaped and fully furnished and appliances are include.

Built in 2025

## Essential Information

MLS® #	E4462727
Price	\$649,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,727
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	9652 63 Ave
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0G5

### **Amenities**

Amenities	Ceiling 9 ft., No Smoking Home, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Hazeldean School

### **Additional Information**

Date Listed October 19th, 2025

Days on Market 4

Zoning Zone 17

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Listing information last updated on October 23rd, 2025 at 2:32am MDT