

Courtesy Of Kawaldeep Gill Of MaxWell Polaris

## \$649,900 - 9650 63 Ave, Edmonton

MLS® #E4462730

### \$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 deck and

appliances are include.



Built in 2025

### Essential Information

MLS® # E4462730

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     | 9650 63 Ave |
| Area        | Edmonton    |
| Subdivision | Hazeldean   |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6E 0G5     |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, 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**

|        |                  |
|--------|------------------|
| Middle | Hazeldean school |
|--------|------------------|

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 19th, 2025 |
| Zoning      | Zone 17            |

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 October 19th, 2025 at 9:47am MDT