

\$799,000 - 9118 66 Avenue, Edmonton

MLS® #E4440967

\$799,000

5 Bedroom, 3.50 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

BACKING ONTO MILL CREEK RAVINE + 2 BEDROOM LEGAL BASEMENT SUITE! This beautifully designed 1800+ SqFt home blends comfort, style, & walkable living. Featuring 3+2 bedrooms, 3.5 baths, a main floor DEN, stainless steel appliances, quartz counters, pantry, electric fireplace, AIR-CONDITIONING, Hot water on demand, and so much more! The main floor offers a bright open layout with a front den, stylish kitchen, spacious living room with fireplace, and patio doors leading to a composite deck and low-maintenance yard + **DOUBLE GARAGE**. Upstairs features the massive primary suite with dual sinks and his & her closets, plus 2 spacious bedrooms and **UPPER LAUNDRY**. The **LEGAL 2 bedroom basement suite with SIDE ENTRANCE** and separate laundry is perfect for guests, family, or added income. + shared utility/storage room with 2 furnaces, HRV, and Hot Water on Demand. All this just steps to Mill Creek Ravine and minutes to Whyte Ave, schools, cafes, restaurants, breweries, shops & transit.

Built in 2020

Essential Information

MLS® # E4440967

Price \$799,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,815
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9118 66 Avenue
Area	Edmonton
Subdivision	Hazeldean
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0L5

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, Infill Property
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Hazeldean School
Middle	Allendale School
High	McKernan School

Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Zoning	Zone 17

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