

## \$479,900 - 9619 67a Street, Edmonton

MLS® #E4437321

**\$479,900**

4 Bedroom, 2.00 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Charming Upgraded Bungalow in Sought-After Ottewell! Close to schools, shopping, and just minutes from downtown. Step inside to an inviting open-concept main floor featuring gleaming hardwood floors in both the spacious living and dining areas. The stunning kitchen boasts updated cabinetry, newer ceramic tile flooring, a generous walk-in pantry, and a convenient eating bar—perfect for casual meals or entertaining. Main floor bedrooms all have hardwood flooring. Main bath is upgraded and has a comfy soaker tub. The fully finished basement has a large bedroom with soundproofed ceilings and den, nicely renovated bathroom, a large rec room with fireplace and insulated outside walls. The over-sized double garage comes complete with workbench and furnace. Backyard great for entertaining features barbecue & brick fireplace on a large patio. Upgrades include: high efficiency furnace (2013), hot water tank (2021), paint, several newer vinyl windows, vinyl fence on north side, new doors, and new Bosch dishwasher.

Built in 1959

### Essential Information

MLS® # E4437321

Price \$479,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,205
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9619 67a Street
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1R9

### Amenities

Amenities	Fire Pit, Patio
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 19th, 2025
Days on Market	3
Zoning	Zone 18

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