

## \$450,000 - 9812 67 Street, Edmonton

MLS® #E4427990

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

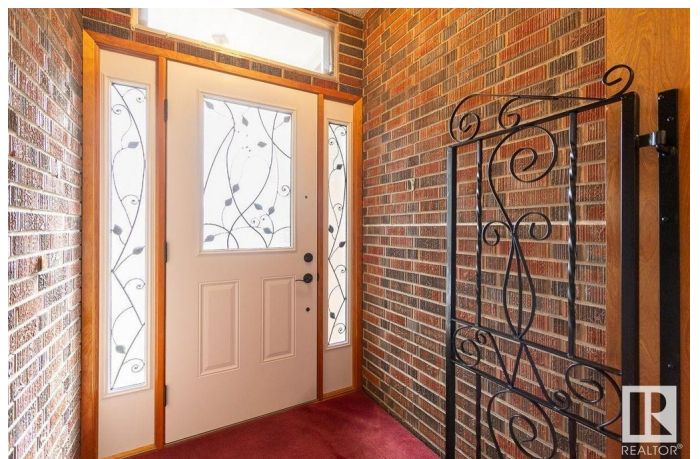
Terrace Heights (Edmonton), Edmonton, AB

This beloved family home has been carefully maintained over the years. With almost 1300 sf on the main floor, this house has an appealing mid-century modern feel. The huge living room has a massive southeast window overlooking green space. The primary bedroom offers a 2-piece ensuite, a nice "extra" for this era of home, and ample closet space. With a total of 3 large bedrooms and 2 full baths, this home is ideal for a young family, professional couple or empty nesters. There's even main floor laundry! Downstairs you'll find a large rec room and cool 60's wet bar! Plus there's loads of storage space, including a huge cold room originally built as a bomb shelter, now better suited to wine and Christmas trees. More storage is available in the oversized single attached garage and the garden shed. The location is ideal. There's a library and vet office within blocks, plus Safeway, Shoppers Drug Mart and more nearby at Capilano Mall. BONUS: Furnace and HWT were replaced in 2022 & windows are newer!

Built in 1962

### Essential Information

MLS® #	E4427990
Price	\$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,289
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9812 67 Street
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2R1

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio, Sunroom, Vinyl Windows, Wet Bar, See Remarks
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby, See

	Remarks
Lot Description	17.8 x 36.7
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Forest Heights School
Middle	Hardisty School
High	McNally School

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	Zone 19

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 April 6th, 2025 at 9:17am MDT