

## \$465,000 - 9824 68 Street, Edmonton

MLS® #E4425387

**\$465,000**

3 Bedroom, 1.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

This stunning three-bedroom residence offers an abundance of natural light upstairs, making every day feel bright and welcoming. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating a perfect space for both relaxation and entertaining. Step outside to discover a beautiful side yard, ideal for gardening, outdoor activities, or simply enjoying the fresh air. The spacious unfinished basement presents endless opportunities to customize the space to your liking – from a home gym or office to a cozy family room or additional bedrooms. With a convenient side door, there's also great potential to transform the basement into a separate unit suite, perfect for rental income or multi-generational living. Don't miss the chance to make this house your home and unlock its full potential.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425387  |
| Price          | \$465,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,216     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9824 68 Street             |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 2S5                    |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo |
| Parking   | Double Garage Attached   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 19          |

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Listing information last updated on April 19th, 2025 at 5:02pm MDT