

\$450,000 - 9812 67 Street, Edmonton

MLS® #E4427990

\$450,000

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

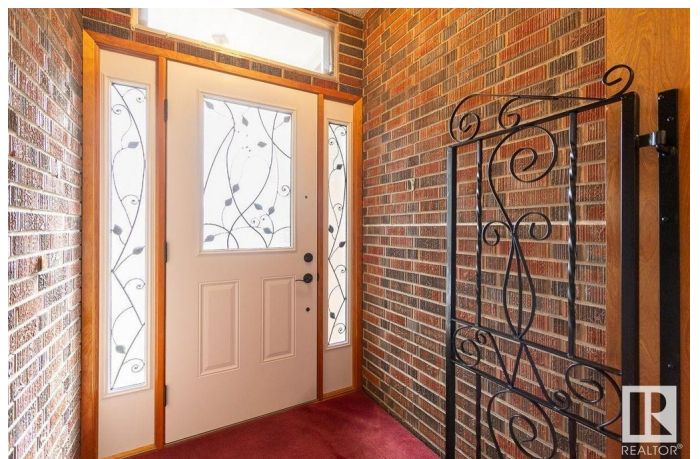
Terrace Heights (Edmonton), Edmonton, AB

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 |

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Listing information last updated on April 6th, 2025 at 8:02pm MDT