



REALTOR.ca



9657-68A Street NW, Edmonton, AB

*** LIST PRICE: \$739,900**

Area:	Southeast Edmonton -- Ottewell	Bedrooms:	4 + Den = 3(A) + 1(B) + Den (B)
Zone:	18	Bathrooms:	3 = 3pc.(U) + 4pc.(A) + 4pc. (B)
Style:	1.5-Storey	Bonus Room:	4.9 m x 4.8 m (U)
Total RMS Area:	2256 sq. ft. (M + A + U Levels)	Dining Room:	6.4 m x 3.8 m (M)
Effective Year Built:	1977	Kitchen 1:	4.3 m x 3.8 m (M)
Lot Size:	1460 sq. m. (pie-shaped lot)	Living Room:	6.1 m x 3.8 m (A)
Zoning:	RS (Small Scale Residential)	Family Room:	5.2 m x 3.4 m (A)
Taxes:	\$6296 / yr. (2025)	Front Entrance:	3.4 m x 2.5 m (A)
Double Garage:	Double Detached Oversized	Laundry 1 Area:	3.3 m x 2.2 m (A)
Exterior:	Brick and Vinyl Siding	Master Bedroom:	3.6 m x 3.4 m (A)
Shingles:	GAF Timberline HD (2017)	Bedroom 2:	3.5 m x 2.4 m (A)
Heating:	2 x Forced Air (Natural Gas)	Bedroom 3:	3.5 m x 2.4 m (A)
Possession Date:	60 Days -- Negotiable	Bedroom 4:	3.1 m x 3.1 m (B)
Fireplaces:	3 (Woodburning)	Den:	5.4 m x 3.2 m (B)
Legal Description:	Plan 6083KS Block 17 Lot 40	Recreation Room:	6.1 m x 3.1 m (B)
Utility Room:	5.8 m x 3.2 m (B)	Kitchen 2 / Wet Bar:	4.9 m x 2.5 m (B)

Goods Included: (1). Built-in Dishwasher; (2). All Keys & Garage Remotes; (3). Microwave Oven; (4). Refrigerator; (5). Gas Stove; (6). Built-in Vacuum System; (7). Washer x 2; & (8). Dryer x 2

Goods Excluded: Backyard Swing Set



* Buyer due diligence is required to verify all listing information presented.