\$174,920 - 12647 73 Street, Edmonton

MLS® #E4430270

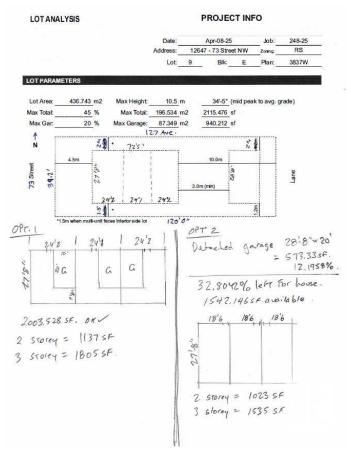
\$174,920

1 Bedroom, 1.00 Bathroom, 731 sqft Single Family on 0.00 Acres

Balwin, Edmonton, AB

Prime lot value for new development that will qualify for CMHC MLI select financing. A lot analysis has been done and a triplex with 3 basement suites is permissible. Corner lot.





Built in 1949

Essential Information

| MLS® # | E4430270 |
|----------------|------------------------|
| Price | \$174,920 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 731 |
| Acres | 0.00 |
| Year Built | 1949 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 12647 73 Street |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| | |

| Postal Code | T5C 0S7 |
|-------------|---------|
| | |

Amenities

| Amenities | On Street Parking |
|-----------|------------------------|
| Parking | Double Garage Detached |

Interior

| Appliances | None |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Stucco |
|-------------------|--------------------|
| Exterior Features | Flat Site |
| Roof | Metal |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 11th, 2025 |
|----------------|------------------|
| Days on Market | 8 |
| Zoning | Zone 02 |

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Listing information last updated on April 19th, 2025 at 3:17pm MDT