

**\$174,920**

Balwin, Edmonton, AB

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
Type	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

## LOT ANALYSIS

## PROJECT INFO

Date:	Apr-08-25	Job:	248-25
Address:	12647 - 73 Street NW	Zoning:	RS
Lot:	9	Blk:	E
		Plan:	3837W

### LOT PARAMETERS

Lot Area:	436.743 m2	Max Height:	10.5 m	34'-5" (mid peak to avg. grade)
Max Total:	45	Max Total:	196.534 m2	2115.476 sf
Max Gar:	20 %	Max Garage:	87.349 m2	940.212 sf



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       20  
Zoning           Zone 02

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 May 1st, 2025 at 5:02am MDT