# \$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

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 12647 73 Street

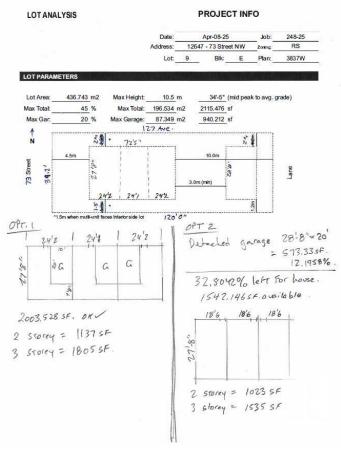
Area Edmonton

Subdivision Balwin

City Edmonton
County ALBERTA

Province AB





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