# \$174,920 - 12647 73 Street, Edmonton

MLS® #E4430270

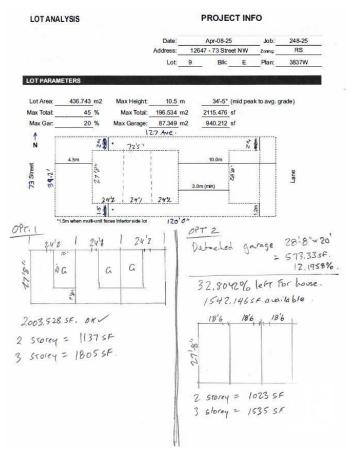
#### \$174,920

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

#### 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	18
Zoning	Zone 02

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Listing information last updated on April 29th, 2025 at 7:47am MDT