

\$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

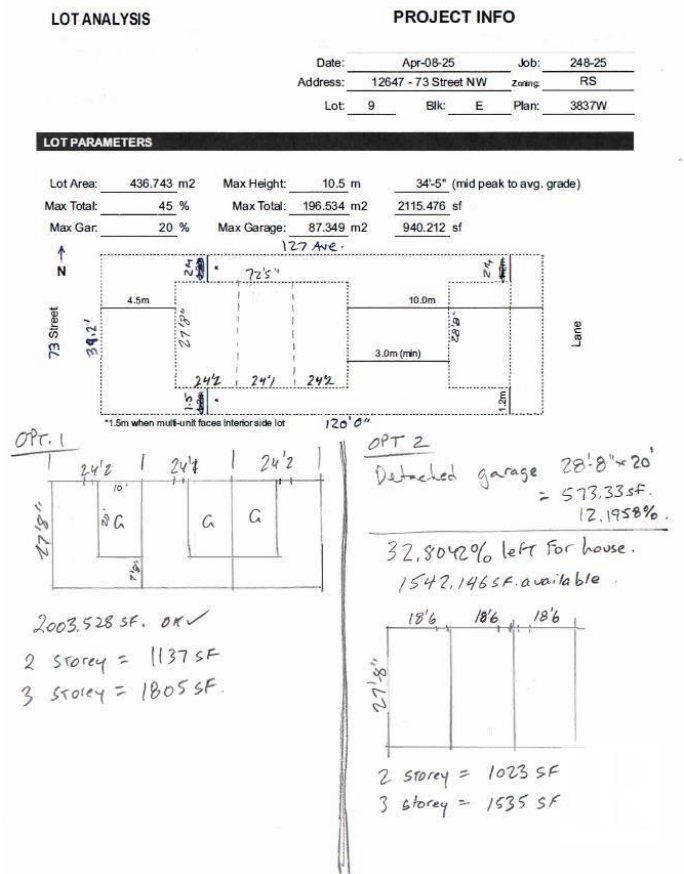


Essential Information

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 19  
Zoning Zone 02

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Listing information last updated on April 30th, 2025 at 2:32pm MDT