

## \$294,900 - 12614 73 Street, Edmonton

MLS® #E4441815

**\$294,900**

3 Bedroom, 2.00 Bathroom, 937 sqft

Single Family on 0.00 Acres

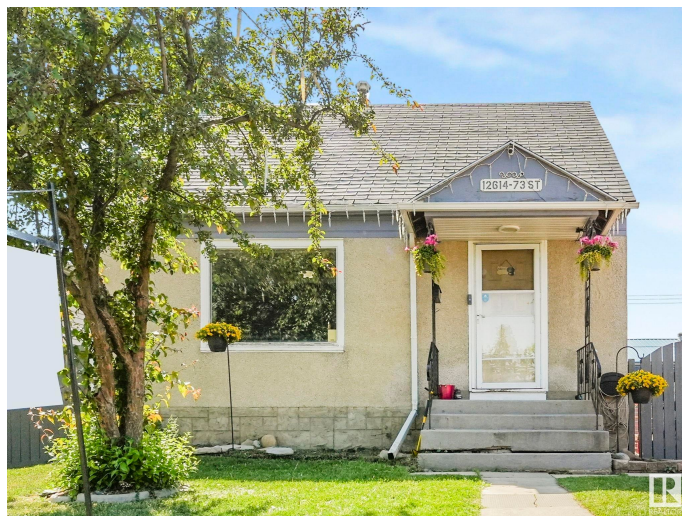
Balwin, Edmonton, AB

This 1.5 Story located in Balwin area, has been updated with a newer kitchen with dark wood cabinets, newer countertops, bar type counter, stainless steel appliances, including a gas stove, and laminate wood flooring that continues through living rm & main floor. Completing the main floor is an updated 4 pce bath with jetted tub & bdrm/den with sliding doors to back yard and deck. Upper floor features original hardwood and two bdrms. Basement is a fully developed in law suite with larger windows, kitchen, cozy living rm with woodburning stove, bdrm & 3 pce bath. Yard is fully landscaped & fenced with deck & a 24ft X 16.25ft oversized single garage with electric heater and 220 wiring. Upgrades include windows on top two floors. Many new homes being built in area! Great revenue or holding property!

Built in 1944

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441815  |
| Price          | \$294,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 937       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1944                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12614 73 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0S8         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Over Sized, Single Garage Detached |

### **Interior**

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Woodstove                                                                                                                   |
| Stories      | 3                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### **Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stucco                  |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stucco                  |
| Foundation        | Concrete Perimeter            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 12              |

## Zoning

## Zone 02

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Listing information last updated on June 23rd, 2025 at 12:03pm MDT