

\$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 |

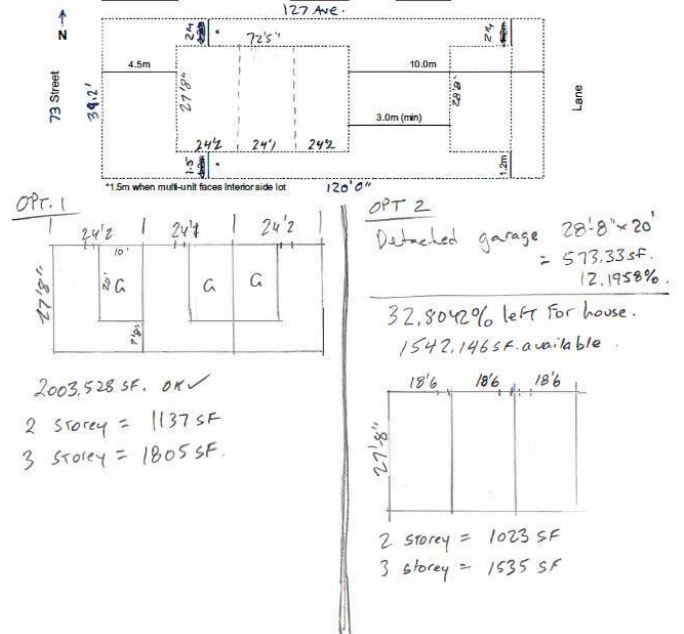
LOT ANALYSIS

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 18
Zoning Zone 02

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Listing information last updated on April 29th, 2025 at 10:02am MDT