

## \$639,000 - 7703/7705 73 Street, Edmonton

MLS® #E4443143

**\$639,000**

6 Bedroom, 2.00 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Side-by-Side Duplex in King Edward Park â€” Ideal for Investors or Multi-Generational Living! Welcome to this well-laid-out side-by-side duplex located in the heart of desirable King Edward Park in Edmonton! With two mirror-image units on a single title, this property offers exceptional flexibility and potential. Each main floor features a bright and spacious layout with large windows that flood the living room, kitchen, and dining area with natural light. The kitchen offers ample cabinets, and counter space, and a sunny dining area perfect for family meals. Down the hall are three comfortable bedrooms and a full 4-piece bath. A set of stairs leads from the hallway to the unfinished basement with its own back entrance â€” ideal for future development or potential suites. Outside, both units have private fenced yards, perfect for pets, kids, or summer BBQs, and dedicated side parking stalls. Located directly across the street from a park, baseball diamond, and open field, this property has it all!

Built in 1969

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443143  |
| Price    | \$639,000 |
| Bedrooms | 6         |



|                |                     |
|----------------|---------------------|
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,876               |
| Acres          | 0.00                |
| Year Built     | 1969                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7703/7705 73 Street |
| Area        | Edmonton            |
| Subdivision | King Edward Park    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6B 1Z4             |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | On Street Parking, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Stall                                                                    |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                  |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone                                                                                                         |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Metal, Stone                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

Date Listed            June 19th, 2025  
Days on Market      65  
Zoning                Zone 17

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