

## \$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	6

## Zoning

## Zone 02

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Listing information last updated on June 17th, 2025 at 7:47pm MDT