

**\$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              |

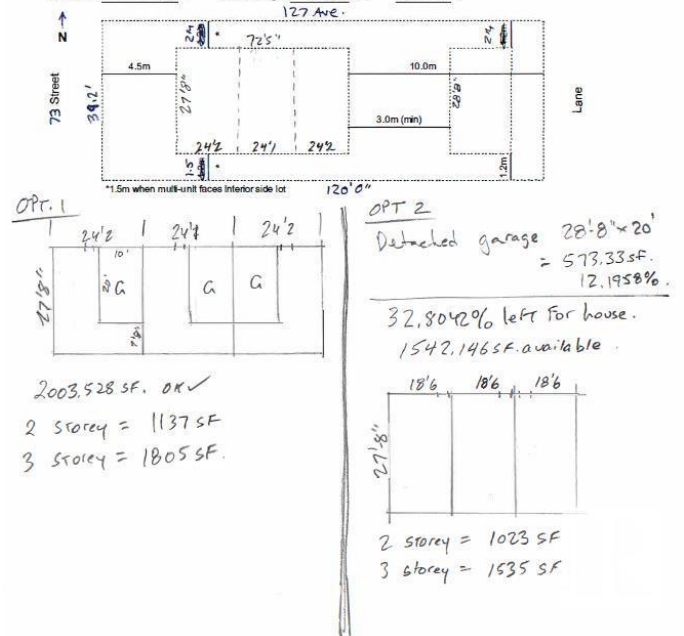
## LOT ANALYSIS

## 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 | 8                |
| Zoning         | Zone 02          |

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Listing information last updated on April 19th, 2025 at 8:02pm MDT