

\$174,920

Balwin, Edmonton, AB

Built in 1949



MLS® # E4430270

Price	\$174,920
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Bedrooms	1
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Bathrooms	1.00
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Full Baths	1
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Square Footage 731

Acres 0.00

Year Built	1949
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Type	Single Family
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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

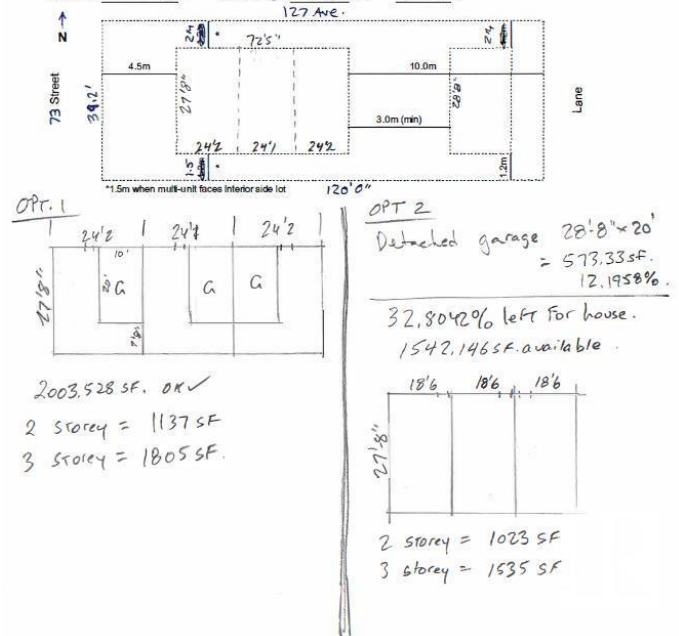
LOT ANALYSIS

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
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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	20
Zoning	Zone 02

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Listing information last updated on May 1st, 2025 at 4:17pm MDT