

# \$174,920 - 12647 73 Street, Edmonton

MLS® #E4430270

**\$174,920**

1 Bedroom, 1.00 Bathroom, 731 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Prime lot value for new development that will qualify for CMHC MLI select financing. A lot analysis has been done and a triplex with 3 basement suites is permissible. Corner lot.

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

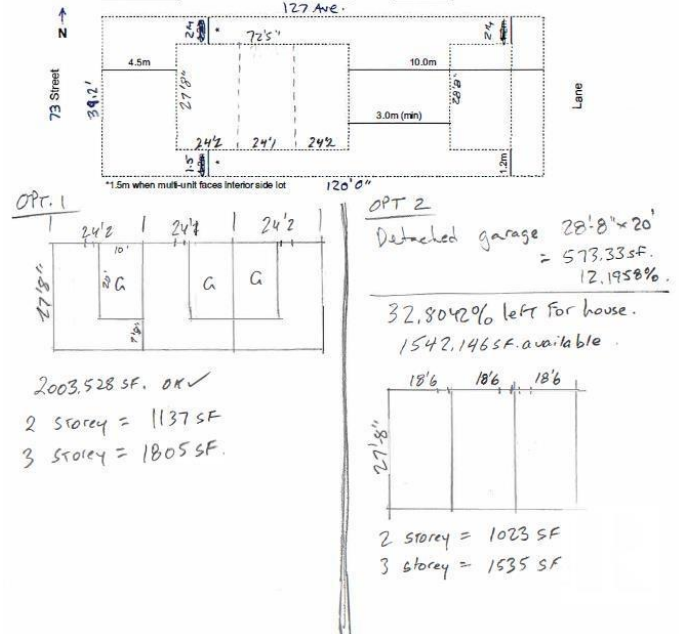
### LOT ANALYSIS

### PROJECT INFO

Date:	Apr-08-25	Job:	248-25
Address:	12647 - 73 Street NW	Zone:	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 16  
Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 27th, 2025 at 6:32am MDT