

**\$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

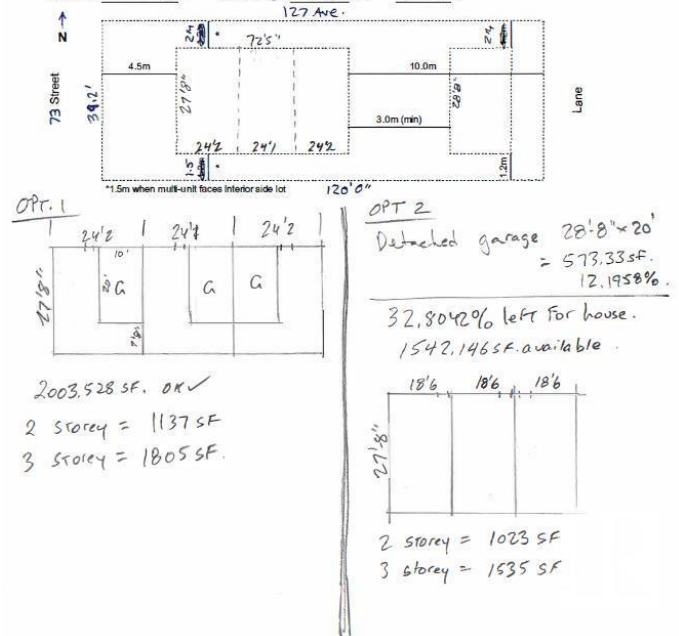
## LOT ANALYSIS

## 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

**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       22  
Zoning           Zone 02

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Listing information last updated on May 2nd, 2025 at 11:47pm MDT