

# \$649,702 - 8316 73 Avenue, Edmonton

MLS® #E4436156

**\$649,702**

3 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

DEVELOPMENT OPPORTUNITY!!VERY CLOSE TO LRT...If you are looking looking for a huge lot, or one that you can subdivide, this one is for you. This 135ft x 66ft lot in Avonmore .Currently has a 2 + 1 bedroom bungalow with an finished detached garage on it that would be a perfect rental property, or you could start fresh and build one or two homes from scratch.You can even The choice is yours. Conveniently located not far from the River Valley, Whyte Ave, bike paths and so much more. AMAZING OPPORTUNITY STEPS TO LRT...

Built in 1957

## Essential Information

MLS® #	E4436156
Price	\$649,702
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	918
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	8316 73 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0E2

## Amenities

Amenities	Patio
Parking	Double Garage Detached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Donnan
Middle	Kenilworth
High	McNally

## Additional Information

Date Listed	May 13th, 2025
Days on Market	100
Zoning	Zone 17

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