

**\$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

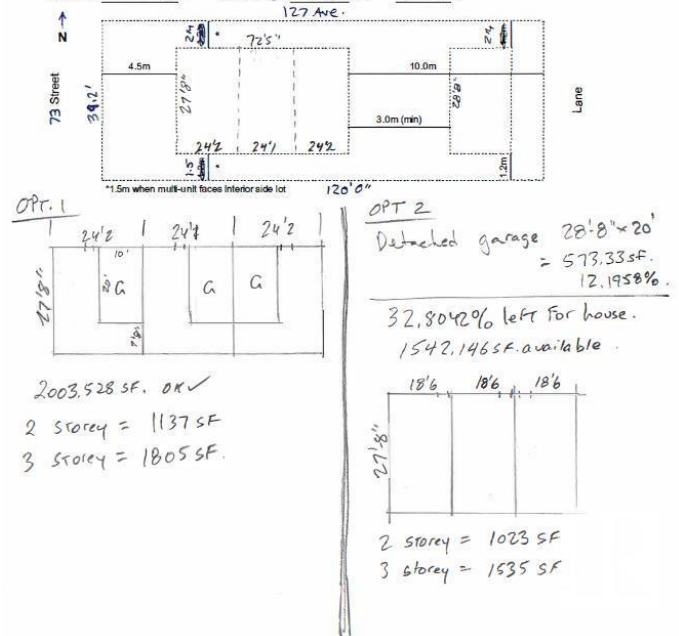
## LOT ANALYSIS

## 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 3rd, 2025 at 8:17am MDT