

# \$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	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        18  
Zoning            Zone 02

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