

## **\$675,000 - 11641 73 Avenue, Edmonton**

MLS® #E4436016

**\$675,000**

4 Bedroom, 1.50 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Once in a while, a great opportunity comes along. This is it! Fantastic location in Belgravia on 73 Ave for this 721 sq m lot. 122.0x62.9 will accommodate a generous home for redevelopment. Located directly across from the island park. Current home is a 1203 sq ft bungalow with 3+1 bedrooms & 1.5 bathrooms. Newer furnace, hot water tank, humidifier, newer updated electrical panel, shingles, plumbing lines. A very bright sunny home with many large newer windows. Beautiful Hardwood floors in each of the 3 main floor bedrooms and the family and living rooms. Basement has 7 windows, a generous recreation room and a bedroom with a 2 pc bath. Sunny south exposure yard, with a deck and mature trees. Massive 30x30 heated rear detach garage with newer furnace, overhead storage and attached garden workshop – alley access, with driveway parking for 2+ vehicles. Schools, parks and playgrounds nearby. Easy access to UofA and walk to LRT station. Fabulous opportunity for redevelopment or move right in.

Built in 1953

### **Essential Information**

MLS® # E4436016

Price \$675,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11641 73 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0E3         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke   |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated, Over Sized, Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 15        |

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Listing information last updated on May 14th, 2025 at 4:47pm MDT