

## **\$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**

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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	1
Zoning	Zone 15

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