

\$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	1
Zoning	Zone 15

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