

\$174,920

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

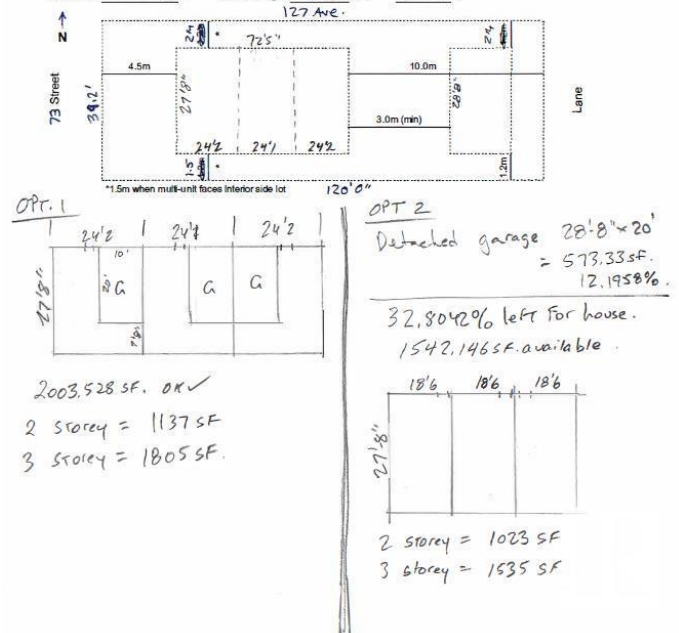
LOT ANALYSIS

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
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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	19
Zoning	Zone 02

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Listing information last updated on April 30th, 2025 at 11:17am MDT