

## \$215,000 - 12723 74 Street, Edmonton

MLS® #E4439310

**\$215,000**

4 Bedroom, 2.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

**HANDYMAN SPECIAL!** Zoned RS (Small Scale Residential) with a 45â€™x130â€™ lot, this solid 4-bedroom, 2-bath bungalow is brimming with opportunity. Featuring TWO kitchens and dual side entrances, it's ideally suited for future suite development or a full renovation project. Major mechanical updates are already complete: new furnace and upstairs stove (2025), hot water tank (approx. 2022), and shingles (4â€“5 years old). A newer washer adds value, too. Outside is in good condition and highlights a large back yard with newer back fence. The interior requires cosmetic upgrades throughout, and a few windows need glass replacementâ€”but the good bones and flexible layout make this a prime candidate for your next investment. Home to be sold As-Is.

Built in 1962

### Essential Information

MLS® #	E4439310
Price	\$215,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	1962



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12723 74 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0W8

### Amenities

Amenities	On Street Parking, See Remarks
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access

### Interior

Appliances	Dryer, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	5
Zoning	Zone 02

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