

\$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 | 9 |
| Zoning | Zone 02 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on June 7th, 2025 at 7:32pm MDT