

\$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	8
Zoning	Zone 02

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