

## \$374,900 - 13435 73 Street, Edmonton

MLS® #E4450780

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Delwood Bungalow with 3 bedrooms and 2 bathrooms. !!! Featuring approximately 2000 sq ft of total finished living space sits this home with oversized double garage. Home was renovated in 2011 with new kitchen, stainless steel appliances, remodelled main bathroom, interior paint , central air conditioner, rear sliding patio door to deck and roof shingles. Main floor master was 2 bedrooms and wall taken out to make large master. Little bit of work to put wall up and make into 4 bedroom home. The fully finished basement awaits as it has a separate side entrance and many possibilities to develop into a seperate suite . Sitting right across from Delwood elementary school and daycare. What a location !!!! Minutes to Anthony Henday, Londonderry Mall or public transportation across the street.

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450780  |
| Price          | \$374,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,109     |
| Acres          | 0.00      |
| Year Built     | 1966      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13435 73 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0T9         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck   |
| Parking   | Double Garage Detached, Front/Rear Drive Access, Heated, Over Sized |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 02          |

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