

## \$639,900 - 11307 73, Edmonton

MLS® #E4429288

**\$639,900**

2 Bedroom, 2.00 Bathroom, 967 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Investor alerts! A good bungalow with 50'x130' lot in the wonderful family neighbourhood of McKernan. This home is still in good shape for moving in. Excellent potential for this big lot.

The current house has 2 bedroom, 2 bathrooms, good kitchen on the main floor and fully finished basement, fenced yard. Great location, close to all amenities, walking distance to University of Alberta, schools, shopping, 7 minutes walking to LRT station, good access to downtown core. Great buy with great potentials!

Built in 1947

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429288               |
| Price          | \$639,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 967                    |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |          |
|-------------|----------|
| Address     | 11307 73 |
| Area        | Edmonton |
| Subdivision | McKernan |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6G 0C9  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stucco                     |
| Exterior Features | Back Lane, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stucco                     |
| Foundation        | Concrete Perimeter               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 15         |

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Listing information last updated on May 11th, 2025 at 4:17pm MDT