

# \$649,702 - 8316 73 Avenue, Edmonton

MLS® #E4436156

**\$649,702**

3 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

DEVELOPMENT OPPORTUNITY!!VERY CLOSE TO LRT...If you are looking for a huge lot, or one that you can subdivide, this one is for you. This 135ft x 66ft lot in Avonmore .Currently has a 2 + 1 bedroom bungalow with an finished detached garage on it that would be a perfect rental property, or you could start fresh and build one or two homes from scratch.You can even The choice is yours. Conveniently located not far from the River Valley, Whyte Ave, bike paths and so much more. AMAZING OPPORTUNITY STEPS TO LRT...

Built in 1957

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436156               |
| Price          | \$649,702              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 8316 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0E2        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

## Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                               |

## School Information

|            |            |
|------------|------------|
| Elementary | Donnan     |
| Middle     | Kenilworth |
| High       | McNally    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 17        |

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