

## \$549,900 - 15004 73a Street, Edmonton

MLS® #E4438503

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Spectacular Investment Opportunity! Discover this meticulously designed open beam bungalow that radiates charm and warmth. With an inviting floor plan that floods the space with natural light, this home is an ideal investment for those seeking comfort and style. Spanning over 1400 sq ft, the spacious main floor suite features a functional kitchen complete with a skylight and an abundance of cabinets, Living room and dining room beautiful hardwood floors, primary suite with a 3-piece ensuite, along with two additional bedrooms and a convenient laundry area. The basement holds a fabulous legal 1-bedroom, 1-bath suite, built in 2017, with a completely separate entrance, offering excellent rental potential. Updates to; windows, shingles, paint, hot water tank, furnace and more. Situated on a huge lot, this property includes a single attached garage, a double detached garage, and ample RV parking. Nestled in a wonderful established neighborhood, close to schools, shopping, transportation and parks!

Built in 1971

### Essential Information

MLS® # E4438503

Price \$549,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,426
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15004 73a Street
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0W6

### Amenities

Amenities	Open Beam, Skylight, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	J A Fife/Father Leo Green
Middle	Londonderry School
High	M.E LaZerte School

### Additional Information

Date Listed	May 26th, 2025
Days on Market	9
Zoning	Zone 02

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