

## \$949,000 - 11406 73 Avenue, Edmonton

MLS® #E4445674

**\$949,000**

5 Bedroom, 3.00 Bathroom, 1,789 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

This very quiet tree lined Belgravia street is a welcoming setting for this 1788 square foot 5 bedroom family home. With large windows throughout, this home is exceptionally bright and has lovey views from every room. The updated kitchen has granite counter tops and new Stainless Steel appliances. Some of the character of the original home has been maintained and is combined beautifully with many updates. The large 7962 square foot pie shaped lot provides a private setting and is perfectly set up for gardening enthusiasts with a vegetable garden, fruit trees, shrubs and perennials. The large heated oversized 23' x 27' detached garage easily fits 2 large vehicles with ample addition space for tinkering, hobbyists and storage. This charming home is found walking distance to the U of A, Hospitals, schools, the LRT and has very easy access to the walking and biking paths through the river valley trail system. A must to consider!!

Built in 1958

### Essential Information

MLS® #	E4445674
Price	\$949,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,789
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11406 73 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E1

### Amenities

Amenities	Detectors Smoke, Patio
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	See Remarks, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Belgravia
Middle	McKernan
High	Strathcona Composite

### **Additional Information**

Date Listed	July 3rd, 2025
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Days on Market	14
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Zoning	Zone 15
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