

## \$387,000 - 13215 72 Street, Edmonton

MLS® #E4439404

**\$387,000**

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Single Family on 0.00 Acres

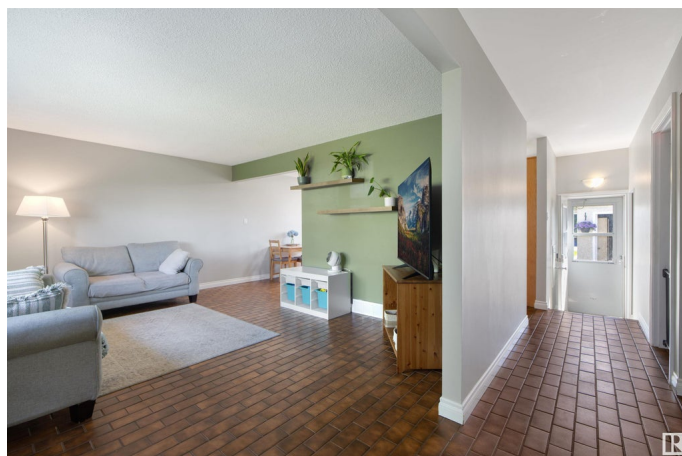
Delwood, Edmonton, AB

Welcome to Delwood! This well maintained 3-level split with detached double garage features close to 1,800 sq ft of finished space to call home. As you enter, you will be welcomed into the bright living room with its bay window, brick tile flooring, and adjacent dining area. Enjoy cooking in your spacious kitchen with plenty of counter space, updated cabinetry, and backyard views. Journey upstairs to your primary bedroom with stylish feature wall, 2 additional bedrooms, and the updated 4-piece bath. The lower level, which features the laundry, a 3-piece bath, an oversized family room with large windows, a flex space, and a utility room with ample storage. Enjoy the long summer days in the large back yard with concrete patio, fire pit, and apple tree. Features newer shingles and hot water tank. Easy access to public transit, schools, parks, Yellowhead Trail, and Manning Drive. A must see!

Built in 1963

### Essential Information

MLS® #	E4439404
Price	\$387,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,057
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	13215 72 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0R1

### **Amenities**

Amenities	On Street Parking, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **School Information**

Elementary	St. Matthew, Kildare
Middle	Balwin, Londonderry
High	O'Leary, M.E LaZerte

### **Additional Information**

Date Listed	May 30th, 2025
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Days on Market	6
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Zoning	Zone 02
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Listing information last updated on June 5th, 2025 at 9:17pm MDT