

## \$930,000 - 11406 73 Avenue, Edmonton

MLS® #E4445674

**\$930,000**

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     | \$930,000 |
| 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 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 39 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on August 11th, 2025 at 10:47am MDT