

## \$474,900 - 8607 73 Street, Edmonton

MLS® #E4456296

**\$474,900**

5 Bedroom, 1.50 Bathroom, 1,063 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

This fabulous bungalow features 1062 square feet, 5 bedrooms & 1.5 baths, and fully finished basement. Step inside: the large, bright living room has newer laminate flooring & is adjacent to the formal dining area with built in china cabinet & storage. The kitchen features newer stainless steel appliances, flooring, plus plenty of counter & cabinet space. There are 3 bedrooms upstairs, including Primary Bedroom with updated 2-piece ensuite bath (2024) & closet organizers. The main floor washroom is also upgraded. The fully finished basement features large rec-room, 2 extra bedrooms, laundry, storage & is roughed in for an extra bath. Outside is your spacious yard with patio, fully fenced with no-maintenance chain-link & a single oversized, heated garage. Pride of ownership is evident with the numerous upgrades throughout: triple pane windows (2005), Furnace with roughed in A/C, hot water tank & shingles (2017), newer sod front & sidewalks front & side. Close to all the amenities you need. Start packing!

Built in 1962

### Essential Information

MLS® # E4456296

Price \$474,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,063                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8607 73 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1Z9        |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Heated, Over Sized, Single Garage Detached                         |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 18             |

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Listing information last updated on September 16th, 2025 at 2:03pm MDT