

## **\$499,000 - 13224 72 Street, Edmonton**

MLS® #E4445426

**\$499,000**

6 Bedroom, 4.00 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this Stunning over 2500 sf Living areas Bungalow! Features total of 6 Bedrooms, 2 Living rooms, 2 Kitchens, 4 Bathrooms & FULLY FINISHED BASEMENT! This home has been Substantially renovated within 2 years with: New Windows/All Floorings/Painting/Kitchen Cabinets/Counter Tops/Bathrooms...Main floor greets you with Open Concept Style Living Room with Lots of Pot Lights/Gorgeous Floorings/Cozy Fireplace/Large & Bright Windows. Spacious Kitchen w Upgraded Kitchen Cabinets/Nice Backsplash & Quartz Countertop. 3 Bedrooms all with Gorgeous Floorings. A 3pc Bathroom & Master Bedroom with 3pc En-suite. SEPARATE BACK DOOR ENTRANCE to a FULLY FINISHED BASEMENT c/w 3 additional Bedrooms, 2nd Living rm, 2nd Kitchen & 2 Bathrooms. Huge Yard is Fully Landscaped & Fenced with Back Lane Drive with extra spaces for RV parking or potential future build of double garage. Carpet free home! Easy access to Public Transp/Schools/Park/Shopping C & all amenities. Quick poss avail. Just move-in & enjoy!

Built in 1968

### **Essential Information**

MLS® #

E4445426



|                |                        |
|----------------|------------------------|
| Price          | \$499,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,288                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13224 72 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0R2         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 02        |

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Listing information last updated on August 2nd, 2025 at 10:47am MDT