

## \$449,900 - 14123 72 Street, Edmonton

MLS® #E4449448

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,134 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

Welcome to mature and family-friendly Kildare surrounded by multiple recreation centers, shopping malls, schools, parks and with quick access to public transport, Yellowhead Trail and Henday! The property has many recent upgrades including furnace, central AC, kitchen, appliances, flooring, paint and trim, roof, and much more. Upon entering the house, you are greeted by a spacious living room with large west-facing windows that create an inviting atmosphere. The living room seamlessly flows into the dining area, which is perfect for family gatherings and meals. Adjacent to the dining area is a well-appointed kitchen with white cabinetry and modern appliances. Throughout the house, attention to detail and thoughtful updates maintain the charm of the original structure while providing modern comforts. Enjoy your private back yard with 6ft wooden fence and a large play set. Plenty of parking in a double detached garage and driveway, plus enough space for your RV, quad or a boat! Welcome Home!

Built in 1967

### Essential Information

MLS® # E4449448

Price \$449,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,134                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14123 72 Street |
| Area        | Edmonton        |
| Subdivision | Kildare         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0R4         |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Detached                                    |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

Date Listed July 24th, 2025

Days on Market 11

Zoning Zone 02

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Listing information last updated on August 4th, 2025 at 7:32pm MDT