

# \$624,702 - 8316 73 Avenue, Edmonton

MLS® #E4465593

**\$624,702**

3 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

ATTENTION ALL HOME BUILDERS & INVESTORS!...DEVELOPMENT OPPORTUNITY!!...HUGE LOT...66ft x 135ft LOT IN AVONMORE....STEPS TO LRT...If you are looking looking for a huge lot, or one that you can SUBDIVIDE, this one is for you. This property has a 2 + 1 bedroom bungalow with finished basement and detached garage that would be a perfect rental property, or you could start fresh and build one or two homes from scratch. The choice is yours! Conveniently located close to the River Valley, Whyte Ave, LRT, trails, and so much more. AMAZING OPPORTUNITY - Don't miss out on this one!

Built in 1957

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465593               |
| Price          | \$624,702              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8316 73 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0E2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

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

### School Information

|            |            |
|------------|------------|
| Elementary | Donnan     |
| Middle     | Kenilworth |
| High       | McNally    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 2                   |

## Zoning

## Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 15th, 2025 at 4:47am MST