

## **\$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	1
Zoning	Zone 02

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 July 3rd, 2025 at 4:18pm MDT