

## \$639,000 - 7703/7705 73 Street, Edmonton

MLS® #E4443143

**\$639,000**

6 Bedroom, 2.00 Bathroom, 1,876 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Side-by-Side Duplex in King Edward Park â€“ Ideal for Investors or Multi-Generational Living! Welcome to this well-laid-out side-by-side duplex located in the heart of desirable King Edward Park in Edmonton! With two mirror-image units on a single title, this property offers exceptional flexibility and potential. Each main floor features a bright and spacious layout with large windows that flood the living room, kitchen, and dining area with natural light. The kitchen offers ample cabinets, and counter space, and a sunny dining area perfect for family meals. Down the hall are three comfortable bedrooms and a full 4-piece bath. A set of stairs leads from the hallway to the unfinished basement with its own back entrance â€“ ideal for future development or potential suites. Outside, both units have private fenced yards, perfect for pets, kids, or summer BBQs, and dedicated side parking stalls. Located directly across the street from a park, baseball diamond, and open field, this property has it all!

Built in 1969

### Essential Information

MLS® #	E4443143
Price	\$639,000
Bedrooms	6



Bathrooms	2.00
Full Baths	2
Square Footage	1,876
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	7703/7705 73 Street
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1Z4

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stone
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        68  
Zoning                    Zone 17

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