

## \$369,900 - 13423 72 Street, Edmonton

MLS® #E4460048

**\$369,900**

4 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Welcome to this beautifully upgraded bungalow nestled in the mature and highly sought after neighbourhood in Delwood. This meticulously maintained home is a true gem that showcases pride of ownership throughout. With thoughtful upgrades and impeccable attention to detail, this home is move in ready and offers comfort, space, and functionality for the whole family. Key features: 4 spacious bedrooms and 2 bathrooms. Professionally developed basement accompanied with a generous family room, secondary kitchen area, cold room, bedroom, bathroom and ample storage. Stunning outdoor space with a manicured yard, underground sprinklers, garden area, patio, and block fencing for privacy. Whether you are entertaining guests or enjoying quiet evenings, this one of a kind property offers both style and functionality in a peaceful, established community.

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460048  |
| Price          | \$369,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 916       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1966                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13423 72 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0R3         |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | RV Parking, Single Garage Detached           |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, 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, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Stucco                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 5                    |

Zoning

Zone 02

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Listing information last updated on October 4th, 2025 at 8:32am MDT