

## \$425,000 - 8728 72 Street, Edmonton

MLS® #E4464207

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

VIEW OF THE PARK OUT THE FRONT WINDOW! 1962 Bungalow being sold by the original owner - fantastic location on a quiet street with no through traffic. RARE REAR Detached Garage. The home will require renovations or would be a fantastic lot to build on! Sunny WEST facing yard and siding onto an ALLEY. Very private location but surrounded by wonderful schools, great access to WHYTE AVENUE and DOWNTOWN! Would make a great project to take on over the winter months! Immediate possession available!

Built in 1962

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4464207               |
| Price          | \$425,000              |
| Lease Rate     | \$15                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,406                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8728 72 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1Y5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 49' x 120'                                      |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |            |
|------------|------------|
| Elementary | WAVERLY    |
| Middle     | KENILWORTH |
| High       | MCNALLY    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |

Zoning

Zone 18

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Listing information last updated on November 2nd, 2025 at 12:02pm MST