

## \$319,000 - 13722 75 Street, Edmonton

MLS® #E4451006

**\$319,000**

2 Bedroom, 1.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Kildare, Edmonton, AB

NO CONDO FEES! Discover comfort and convenience in this charming 2-bedroom bungalow located in a quiet, well-maintained 45+ community at 13723 75 Street. Ideal for downsizers or those seeking low-maintenance living, this home offers a spacious layout with a bright living room, a functional 4-piece bathroom, and a dedicated main floor laundry room for added ease. Enjoy peaceful mornings on your private deck overlooking the fenced backyard—perfect for a small pet, light gardening, or simply relaxing. The partially finished basement provides bonus space for a hobby area, den, or ample storage to suit your needs. Additional highlights include a single attached garage with driveway parking, ensuring winter convenience and extra space for guests. Located close to shopping, transit, parks, and community amenities—this is a perfect blend of quiet living with city accessibility. Don't miss your opportunity to own in this welcoming adult-living community!

Built in 1989

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451006  |
| Price     | \$319,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 1                    |
| Square Footage | 1,111                |
| Acres          | 0.00                 |
| Year Built     | 1989                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13722 75 Street |
| Area        | Edmonton        |
| Subdivision | Kildare         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 3R3         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Storage-In-Suite, Television Connection |
| Parking Spaces | 2                                                                                                      |
| Parking        | Single Garage Attached                                                                                 |

### Interior

|              |                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                             |
| Stories      | 1                                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                                   |
| Basement     | Full, Partially Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Golf Nearby, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 2nd, 2025

Days on Market                20

Zoning                            Zone 02

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Listing information last updated on August 22nd, 2025 at 3:02pm MDT