

## \$329,000 - 13722 75 Street, Edmonton

MLS® #E4451006

**\$329,000**

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 backyardâ€”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 amenitiesâ€”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	\$329,000
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                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 August 3rd, 2025 at 11:32am MDT