

## \$529,900 - 11234 71 Avenue, Edmonton

MLS® #E4452720

**\$529,900**

4 Bedroom, 2.00 Bathroom, 1,487 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

ATTENTION INVESTORS/ DEVELOPERS/ FIRST TIME BUYERS! PRIME LOCATION in PARKALLEN!! Within walking distance of U OF A, WHYTE AVE, and BELGRAVIA LRT STATION. This 1486 SqFt 1.5 Storey home is sitting on a quiet tree lined cul-de-sac 45 x 130 lot (6,005 SqFt). Located just 8 minute walk to Belgravia LRT station, 20 min walk to UofA campus, 10 minute walk to Whyte Ave shops, cafes, and restaurants. The main floor of this features the living room, dining room, kitchen with main floor laundry, a 4 pc bathroom, and a main floor bedroom. The upper level has 2 good sized bedrooms. The basement features a 4th bedroom, games room, a 3 pc bathroom, and the mechanical room. Large size backyard with a single detached garage. Most recent upgrades in this home include: NEW SEWER LINE (2024), Furnace, HWT, new dishwasher, and new washing machine. Original owners. Perfect home for first time buyer, investor, and a prime location for developers.

Built in 1949

### Essential Information

MLS® #	E4452720
Price	\$529,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,487
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11234 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A6

### Amenities

Amenities	No Smoking Home, See Remarks, Infill Property
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Schools, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 12th, 2025

Days on Market 4

Zoning Zone 15

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