

\$599,900 - 11222 71 Avenue, Edmonton

MLS® #E4457819

\$599,900

5 Bedroom, 2.00 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Tucked away on a quiet, dead-end cul-de-sac, this charming **RECENTLY RENOVATED** 1.5 storey home offers over 1,260 sq ft of comfortable living space with 5 bedrooms, 2 full bathrooms, a fully finished basement. The bright and inviting living room features a beautiful bay window, flowing into a generous dining area and functional kitchen with ample cabinetry, storage, and well-maintained stainless steel appliances. Step through the dining area to access the large backyard, deck, and double garage—perfect for outdoor entertaining or family fun! The main level includes two bedrooms and a 4-piece bathroom, while the upper floor showcases a unique master suite with a walk-in closet and an additional bedroom. The fully finished basement provides a large recreation space, 3-piece bathroom, laundry area, and plenty of storage. **WALKING DISTANCE** to the University of Alberta and hospital.

Built in 1949

Essential Information

MLS® #	E4457819
Price	\$599,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,370
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11222 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A6

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
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Zoning

Zone 15

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