\$525,000 - 11207 71 Avenue, Edmonton

MLS® #E4436239

\$525,000

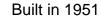
4 Bedroom, 2.50 Bathroom, 1,444 sqft Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

PRIME LOCATION in PARKALLEN!! This location is close to the U of A, Whyte Ave & downtown. This 1443 SQ FT home is located on a quiet treelined street with 4 bedrooms & 2.5 baths, LOT is 50x130. OVERSIZED DBL DETACHED GARAGE on a large 6500 SQ FT LOT. UPGRADES INCL Triple pane windows (2020), Shingles (2015), Furnace (2024). On the main floor you have a spacious master bedroom with 4 piece bath & additional bedroom/flex room. Upstairs you have two large bedrooms and 2 piece bath. The basement offers a rec space with 3 piece bath & laundry. This home is perfect for a young family, or an investment property.







Essential Information

| MLS® # | E4436239 |
|----------------|---------------|
| MLS® # | E4430239 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,444 |
| Acres | 0.00 |
| Year Built | 1951 |
| Туре | Single Family |



| Sub-Type | Detached Single Family |
|----------|------------------------|
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| Address | 11207 71 Avenue |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Parkallen (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0A1 |

Amenities

| Amenities | Patio, Infill Property |
|-----------|------------------------------------|
| Parking | Double Garage Detached, Over Sized |

Interior

| Appliances | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
|--------------|---|
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | May 13th, 2025 |
|----------------|----------------|
| Days on Market | 6 |
| Zoning | Zone 15 |

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