

## \$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 |
|-------------|----------------------|

Days on Market 29

Zoning Zone 15

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Listing information last updated on October 14th, 2025 at 10:32am MDT