

## \$575,000 - 7719 71 Avenue, Edmonton

MLS® #E4460291

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Just minutes from the LRT and Mill Creek Ravine trails, this recently renovated bungalow has the perfect mix of location and updates. Upstairs youâ€™ll find 3 bedrooms, 1 bathrooms, and a bright kitchen with modern finishes and appliances. The basement offers a big family room, an extra bedroom, and another bathroom great for guests or extra space to spread out. Step outside to enjoy a brand-new fence, low-maintenance landscaping, and plenty of room for toys or vehicles. The single heated detached garage keeps winters easy, while the large parking pad makes RV parking or multiple vehicles no problem. This home is move-in ready and set up for both comfort and convenience.

Built in 1956

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460291      |
| Price          | \$575,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,118         |
| Acres          | 0.00          |
| Year Built     | 1956          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7719 71 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0A9        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Fire Pit, Parking-Extra, R.V. Storage |
| Parking   | Single Garage Detached                                                       |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Concrete, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 17           |

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