

## \$525,000 - 11207 71 Avenue, Edmonton

MLS® #E4436239

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

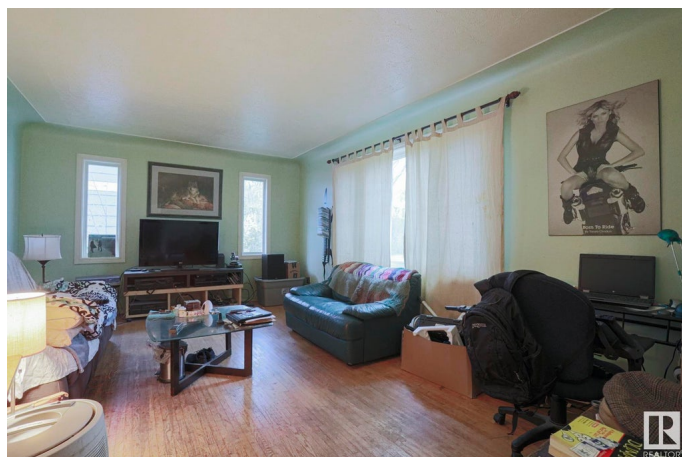
Parkallen (Edmonton), Edmonton, AB

**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.

Built in 1951

### Essential Information

MLS® #	E4436239
Price	\$525,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	1951
Type	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	3
Zoning	Zone 15

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