

## \$569,900 - 11614 71 Avenue, Edmonton

MLS® #E4446502

**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional Opportunity in Belgravia! This charming 1,378 sq.ft. bungalow sits on a generous 60 ft x 101 ft lot (6012 sq.ft / 558 m<sup>2</sup>) in one of Edmonton's most sought-after neighborhoods. Perfect for first-time buyers, growing families, investors, or builders, this property offers endless potential. The bright, open main floor is filled with natural light and features newly exposed original hardwood flooring, 3 bedrooms, a 3-piece bathroom, and kitchen. The fully finished basement—with a separate entrance—includes a second kitchen, spacious living room, den and 2 other rooms used as bedrooms (one has laundry in it) and 3-piece bathroom. Updates include newer windows, roof, and furnace. Ideally located just a short walk from the University of Alberta, hospital, schools, LRT, and only blocks from the river valley and trail system.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446502  |
| Price          | \$569,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,379     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1953                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11614 71 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0A8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Stone Facing              |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 8th, 2025 |
|-------------|----------------|

Days on Market 44

Zoning Zone 15

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