

\$599,900 - 11614 71 Avenue, Edmonton

MLS® #E4425666

\$599,900

3 Bedroom, 2.00 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Incredible Opportunity! This 1,378 sq.ft bungalow is set on a spacious 60 ft x 101 ft (6012 sq.ft - 558 m²) lot in the desirable Belgravia neighborhood. With great potential for first-time buyers, growing families, builders, and investors, this home offers plenty of possibilities. The bright and open main floor is flooded with natural light and features 3 bedrooms, a 3-piece bathroom, kitchen, and hardwood flooring throughout. The fully finished basement, accessible via a separate entrance, includes a kitchen, den, 3-piece bathroom, and a large recreation room. Recent updates include newer windows, roof, and furnace. Conveniently located within walking distance to U of A, hospital, schools, and LRT system, and just blocks from the river valley and an extensive trail network.

Built in 1953

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425666 |
| Price | \$599,900 |
| 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 | March 14th, 2025 |
| Days on Market | 37 |
| Zoning | Zone 15 |

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