

## \$1,150,000 - 11502 71 Avenue, Edmonton

MLS® #E4432958

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,831 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

BEST BUY in the neighbourhood â€” the perfect family home! Just steps from the South Campus Rec Centre, river valley trails, top-rated schools, and the University of Alberta, this immaculate home offers incredible value. A grand entry with soaring ceilings and a stunning staircase leads into a spacious, flowing layout with hardwood on both main and upper floors. The main level includes a music room or office, a large formal dining room, and a cozy two-sided fireplace between the living room and the showstopping kitchen â€” featuring Sub-Zero fridge, granite counters, and a bright breakfast nook overlooking the huge 7,868 sq. ft. lot and deck. Two powder rooms on the main floor add convenience. Upstairs offers spacious bedrooms, a gorgeous ensuite, Jack & Jill bath, and second-floor laundry. The finished basement includes two more large bedrooms, a full bath, gym area, and rec room. Oversized garage and walkable to two LRT stations â€” this is the one!

Built in 2010

### Essential Information

MLS® #	E4432958
Price	\$1,150,000
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,831
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11502 71 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A7

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Electric, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Belgravia
Middle	McKernan
High	Old Scona/Strathcona

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	21
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 16th, 2025 at 8:02am MDT