

\$675,000 - 11434 71 Avenue, Edmonton

MLS® #E4464051

\$675,000

4 Bedroom, 3.50 Bathroom, 1,578 sqft
Single Family on 0.00 Acres

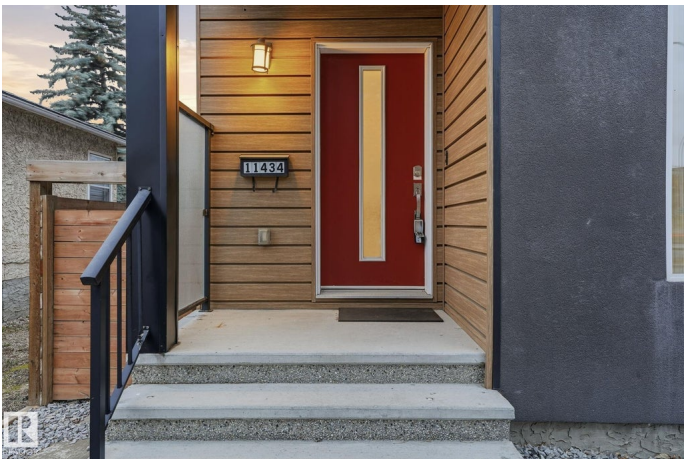
Belgravia, Edmonton, AB

BELGRAVIA infill just steps to the River Valley, U of A, and only a few hundred metres to Belgravia LRT (next stop: University Station). This 2-storey home features acrylic stucco and Lux panels with low-maintenance landscaping front and back, including artificial turf. Inside, enjoy hardwood flooring, quartz kitchen counters, a bar area, and a 3-sided gas fireplace. The second floor offers a spacious primary bedroom with large walk-in closet, dual-sink ensuite, and private balcony, plus two additional bedrooms, upstairs laundry, and a 4-pc bath. The fully finished basement includes a large family room, 4th bedroom, full bath, and a separate side entrance. Builder included rough-ins for a future legal suite offering great revenue potential. Double garage, modern exterior, and walkable location close to caf  s, transit, parks, and Edmonton  s core amenities make this a turnkey option for professionals, families, or investors.

Built in 2015

Essential Information

MLS� #	E4464051
Price	\$675,000
Lease Rate	\$8
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,578
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11434 71 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A7

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	BELGRAVIA SCHOOL
Middle	MCKERNAN SCHOOL
High	STRATHCONA SCHOOL

Additional Information

Date Listed	October 30th, 2025
Days on Market	5
Zoning	Zone 15

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Listing information last updated on November 4th, 2025 at 3:17pm MST