

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

MLS® #E4432958

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,835 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 | 2,835                  |
| 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 | 5                |
| Zoning         | Zone 15          |

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Listing information last updated on April 29th, 2025 at 9:47pm MDT