

\$599,900 - 11614 71 Avenue, Edmonton

MLS® #E4425666

\$599,900

3 Bedroom, 2.00 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

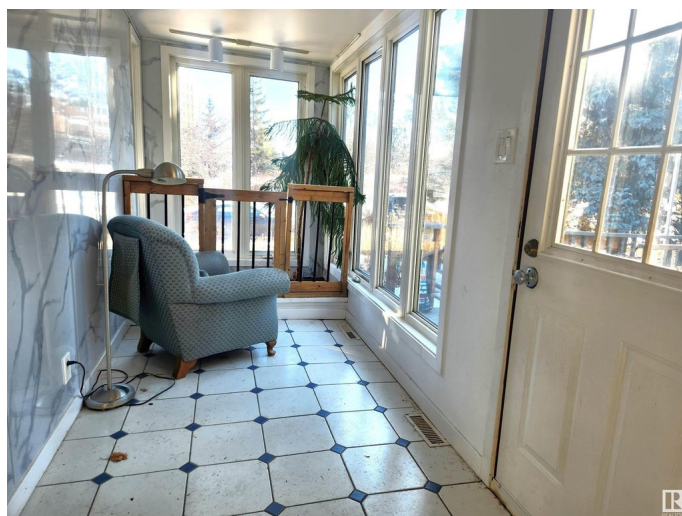
Belgravia, Edmonton, AB

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	39
Zoning	Zone 15

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Listing information last updated on April 22nd, 2025 at 3:32am MDT