# \$1,300,000 - 10936 71 Avenue, Edmonton

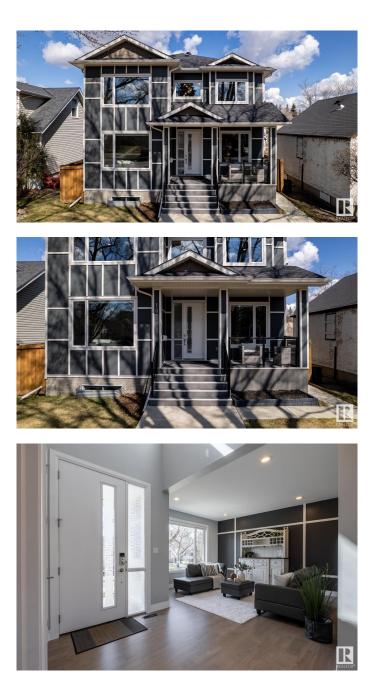
MLS® #E4432759

# \$1,300,000

5 Bedroom, 4.00 Bathroom, 2,480 sqft Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome this beautifully designed home that seamlessly blends elegance, functionality & investment potential! Step inside to an Open-Concept Main Floor with soaring ceilings, large windows & premium hardwood flooring. The Gourmet Kitchen boasts high-end appliances, guartz countertops, custom cabinetry & a large island perfect for cooking & entertaining! The upper floor has 3 Generous Bedrooms including a Primary like a private retreat with a walk-in closet & a ensuite with a double vanity, glass shower & soaker tub. The best part is the Income-Producing Legal Suite! The fully permitted 2-bedroom basement suite has 9ft ceilings, a full kitchen, in-suite laundry & exquisite finishes that will satisfy even the most discerning renter. The Triple-Car Garage is A RARE FIND in infill homes! Enjoy the convenience of plenty of parking & storage space. Located in a prime location on a quiet tree-lined street, minutes from top-rated schools, the UofA, Whyte Ave, Southgate Mall, LRT & downtown. This Infill has it all



Built in 2016

#### **Essential Information**

| MLS® #   | E4432759    |
|----------|-------------|
| Price    | \$1,300,000 |
| Bedrooms | 5           |

| Bathrooms      | 4.00                   |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,480                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

# **Community Information**

| Address     | 10936 71 Avenue      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 0A1              |

#### Amenities

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Parking-Extra, See Remarks, Natural Gas Stove Hookup

Parking Triple Garage Detached

# Interior

| Interior Features<br>Appliances | ensuite bathroom<br>Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan,<br>Microwave Hood Fan, Oven-Microwave, Window Coverings, See<br>Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,<br>Dishwasher-Two |
|---------------------------------|--|
| Heating                         | Forced Air-1, Natural Gas  |
| Fireplace                       | Yes  |
| Fireplaces                      | Tile Surround  |
| Stories                         | 2  |
| Has Suite                       | Yes  |
| Has Basement                    | Yes  |
| Basement                        | Full, Finished   |

#### Exterior

| Exterior          | Wood, Fiber Cement   |
|-------------------|--|
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Fiber Cement   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

| Date Listed    | April 25th, 2025 |
|----------------|------------------|
| Days on Market | 54               |
| Zoning         | Zone 15          |

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Listing information last updated on June 18th, 2025 at 5:32am MDT