

## \$419,900 - 8404 71 Street, Edmonton

MLS® #E4439414

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Charming bungalow in Kenilworth with three bedrooms up, double detached garage, and a fully finished basement. Ideal for first-time homeowners eager to build equity or investors seeking a new project. Solid layout with great potential to modernize and customize. Enjoy the spacious backyard—perfect for entertaining, gardening, or kids to play. Close to schools, parks, transit, and all amenities. Don't miss this opportunity to invest in a fantastic neighborhood and create the home of your dreams!

Built in 1962

### Essential Information

MLS® #	E4439414
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	8404 71 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1X4

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	Zone 18

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 June 15th, 2025 at 9:02am MDT