

## **\$825,000 - 11530 71 Avenue, Edmonton**

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MLS® #E4439441

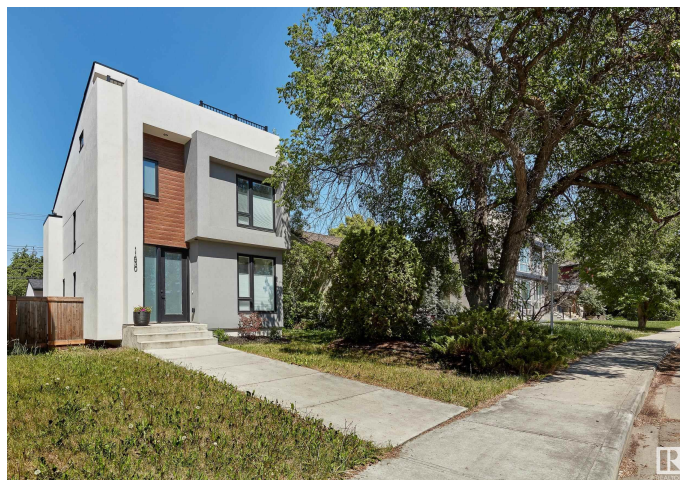
**\$825,000**

4 Bedroom, 3.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Quit the commute & enjoy a quality lifestyle! Spectacular custom built home steps to the UofA hospital & campus, & LRT. This family home is also 10 min to Downtown & 2 blocks river valley! Built by UrbanAge Homes w/ superior quality, this home has almost 2800 SQ.FT. of total living space w/ 4 bedrooms, 3.5 bathroom, finished basement, & more. The floor plan suits family life & entertaining! The main floor is open with hardwood, custom kitchen with a large island, open riser stairs, & a linear burning gas fireplace! Large windows flood the home w/ natural light. On the 2nd level you will find a large master bedroom w/ built in dresser & an ensuite to die for. The finishing off the second level are two other bedrooms, another full bathroom & laundry. The 3rd level features a large loft with a roof top patio! The bsmt is finished w/ a large rec room, bedroom, & full bathroom! Outside you will find a double garage, & patio. Walking distance to Belgravia school, LRT, Belgravia Hub, & more. Don't miss out!



Built in 2018

### **Essential Information**

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Price                        \$825,000

Bedrooms                4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,990                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11530 71 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0A7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Infill Property        |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Metal, Stucco                      |
| Foundation   | Concrete Perimeter                       |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Belgravia            |
| Middle     | McKernan             |
| High       | Old Scona/Strathcona |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 15        |

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Listing information last updated on June 13th, 2025 at 12:47pm MDT