

# \$675,000 - 11154 71 Avenue, Edmonton

MLS® #E4428107

## \$675,000

2 Bedroom, 3.00 Bathroom, 1,955 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Located in the heart of Parkallen, this impeccably maintained 2 storey home is truly one of a kind! Be close to all the action with the UofA, downtown, and Whyte Avenue minutes away. With its stylish hardwood floors and finishes, the main floor is perfect for entertaining, with its bright front living room with gas fireplace and concrete mantel, formal dining room with built-in coffee bar, and large kitchen. Upstairs, you will find a stunning loft and your massive primary suite with exposed beams throughout. Your spa-like ensuite features a double vanity, separate shower, and walk-in closet. The finished basement provides a bedroom, rec room, laundry, utility/storage room, and additional bathroom. The private and fully fenced and landscaped yard leads you to your workshop space and oversized double garage. With its upgraded lighting, new vinyl windows, new furnace, and new hot water tank, this home is move in ready. A must see!

Built in 1949

## Essential Information

MLS® #	E4428107
Price	\$675,000
Bedrooms	2
Bathrooms	3.00



Full Baths	3
Square Footage	1,955
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11154 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A4

### Amenities

Amenities	On Street Parking, Closet Organizers, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home, Open Beam, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### **School Information**

Elementary	Parkallen,McKernan
Middle	Allendale,McKernan
High	Strathcona

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	Zone 15

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