

# \$675,000 - 11434 71 Avenue, Edmonton

MLS® #E4464051

## \$675,000

4 Bedroom, 3.50 Bathroom, 1,578 sqft  
Single Family on 0.00 Acres

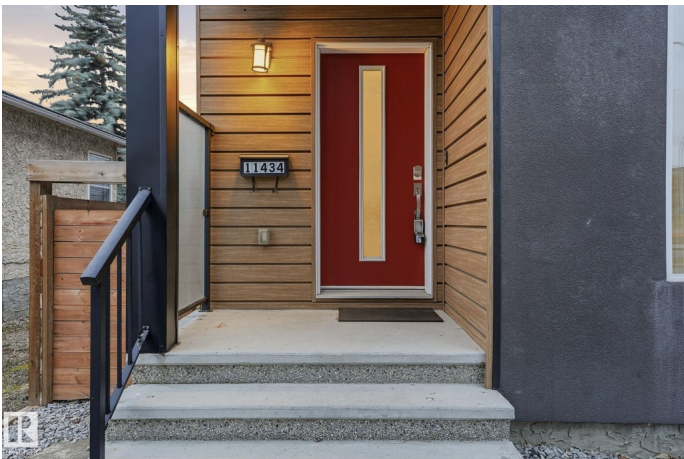
Belgravia, Edmonton, AB

BELGRAVIA infill just steps to the River Valley, U of A, and only a few hundred metres to Belgravia LRT (next stop: University Station). This 2-storey home features acrylic stucco and Lux panels with low-maintenance landscaping front and back, including artificial turf. Inside, enjoy hardwood flooring, quartz kitchen counters, a bar area, and a 3-sided gas fireplace. The second floor offers a spacious primary bedroom with large walk-in closet, dual-sink ensuite, and private balcony, plus two additional bedrooms, upstairs laundry, and a 4-pc bath. The fully finished basement includes a large family room, 4th bedroom, full bath, and a separate side entrance. Builder included rough-ins for a future legal suite offering great revenue potential. Double garage, modern exterior, and walkable location close to caf  s, transit, parks, and Edmonton  s core amenities make this a turnkey option for professionals, families, or investors.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS  #     | E4464051  |
| Price      | \$675,000 |
| Lease Rate | \$8       |
| Bedrooms   | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,578         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11434 71 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0A7         |

### Amenities

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                    |
| Parking        | Double Garage Detached                                                                                                                               |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                     |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Schools |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stucco                                                                     |
| Foundation        | Concrete Perimeter                                                               |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | BELGRAVIA SCHOOL  |
| Middle     | MCKERNAN SCHOOL   |
| High       | STRATHCONA SCHOOL |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 15            |

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Listing information last updated on November 4th, 2025 at 5:02pm MST