

## \$574,900 - 11614 71 Avenue, Edmonton

MLS® #E4446502

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,379 sqft  
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional Opportunity in Belgravia! This charming 1,378 sq.ft. bungalow sits on a generous 60 ft x 101 ft lot (6012 sq.ft / 558 m<sup>2</sup>) in one of Edmonton's most sought-after neighborhoods. Perfect for first-time buyers, growing families, investors, or builders, this property offers endless potential. The bright, open main floor is filled with natural light and features newly exposed original hardwood flooring, 3 bedrooms, a 3-piece bathroom, and kitchen. The fully finished basement with a separate entrance includes a second kitchen, spacious living room, den and 2 other rooms used as bedrooms (one has laundry in it) and 3-piece bathroom. Updates include newer windows, roof, and furnace. Ideally located just a short walk from the University of Alberta, hospital, schools, LRT, and only blocks from the river valley and trail system.

Built in 1953

### Essential Information

MLS® #	E4446502
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,379



Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11614 71 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A8

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
-------------	----------------

Days on Market 23

Zoning Zone 15

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 July 31st, 2025 at 1:32pm MDT