

\$649,900 - 11434 71 Avenue, Edmonton

MLS® #E4464051

\$649,900

4 Bedroom, 3.50 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

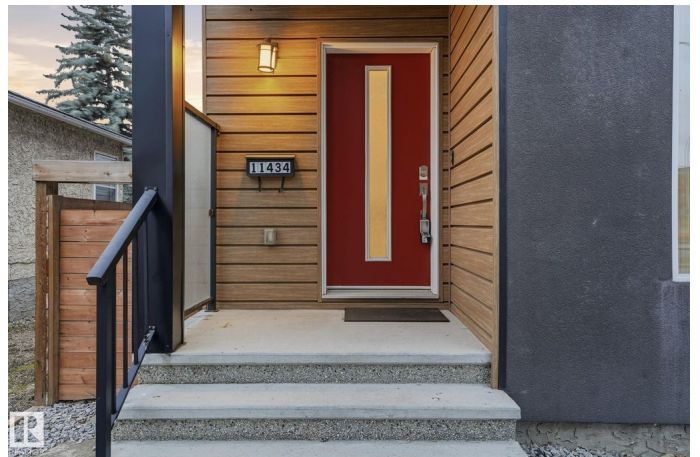
BELGRAVIA infill just steps to the River Valley, U of A, and only a few hundred metres to Belgravia LRT (next stop: University Station). This 2-storey (4 bed 4bath) Half-Duplex features ACRYLIC STUCCO and LUX PANELS with LOW-MAINTENANCE LANDSCAPING front and back, including ARTIFICIAL TURF. Inside, enjoy HARDWOOD flooring, QUARTZ kitchen counters, 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. Two additional bedrooms, upstairs laundry, and a 4-pc bath complete the 2nd level. The FULLY FINISHED BASEMENT includes a large family room, 4th bedroom, full bath. Builder included a SEPARATE ENTRANCE and rough-ins for a FUTURE LEGAL SUITE POTENTIAL offering great revenue potential (if desired). 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 alike.

Built in 2015

Essential Information

MLS® #

E4464051



Price	\$649,900
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	21
Zoning	Zone 15

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Listing information last updated on November 20th, 2025 at 5:17pm MST