

\$825,000 - 11530 71 Avenue, Edmonton

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!

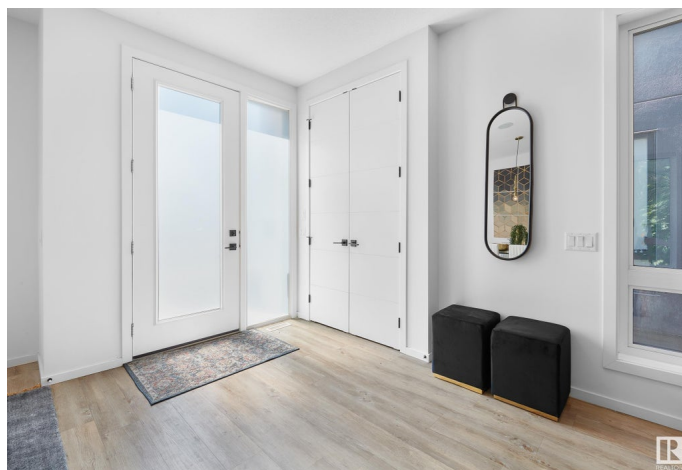
Built in 2018

Essential Information

MLS® # E4439441

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	8
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 June 7th, 2025 at 2:02pm MDT