

Courtesy Of Adam J Benke Of Real Broker

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

MLS® #E4464051

**\$675,000**

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

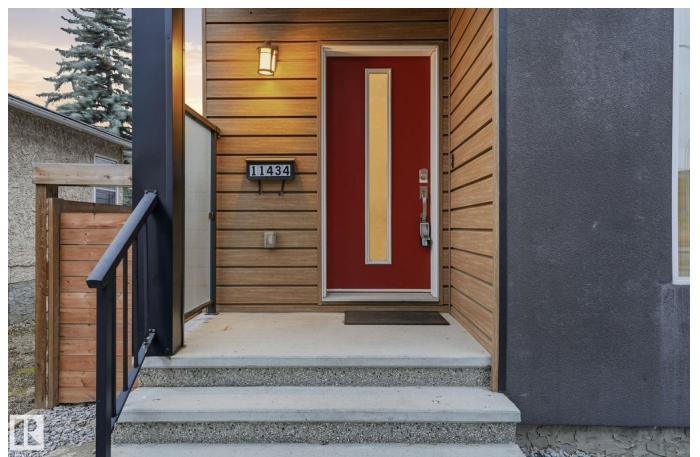
Belgravia, Edmonton, AB

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	4
Zoning	Zone 15

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Listing information last updated on November 3rd, 2025 at 3:33pm MST