

## \$599,900 - 11614 71 Avenue, Edmonton

MLS® #E4425666

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Incredible Opportunity! This 1,378 sq.ft bungalow is set on a spacious 60 ft x 101 ft (6012 sq.ft - 558 m<sup>2</sup>) lot in the desirable Belgravia neighborhood. With great potential for first-time buyers, growing families, builders, and investors, this home offers plenty of possibilities. The bright and open main floor is flooded with natural light and features 3 bedrooms, a 3-piece bathroom, kitchen, and hardwood flooring throughout. The fully finished basement, accessible via a separate entrance, includes a kitchen, den, 3-piece bathroom, and a large recreation room. Recent updates include newer windows, roof, and furnace. Conveniently located within walking distance to U of A, hospital, schools, and LRT system, and just blocks from the river valley and an extensive trail network.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425666  |
| Price          | \$599,900 |
| 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    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 15          |

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Listing information last updated on May 1st, 2025 at 6:17pm MDT