

# \$425,000 - 10917 71 Ave, Edmonton

MLS® #E4441893

**\$425,000**

5 Bedroom, 3.5 Bathroom, 1,218 sqft  
Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

This is the opportunity youâ€™ve been waiting for. Welcome to 10917 71 Avenue NW, a rare find in Parkallen. A fully finished 3 + 2 bed, 3.5 bath half duplex with NO CONDO FEES, minutes from Whyte Ave and the U of A. Perfect for families, professionals, or investors, this home offers over 1,700 sq ft of well designed space with a bright, open concept main floor, modern kitchen with a pantry, and cozy living room with a gas fireplace. Upstairs, the spacious primary bedroom features a 4 piece ensuite with two more bedrooms and a full bath. The fully finished basement has two more bedrooms, a full bath, and a rec room. Step outside and you'll find a detached single car garage, low maintenance yard, and unbeatable location. Whether you're buying to live or rent out, this home checks every box.



Built in 2015

## Essential Information

MLS® #	E4441893
Price	\$425,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,218
Acres	0.00

Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10917 71 Ave
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A2

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Infill Property
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4

## 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 16th, 2025 at 6:47am MDT