

\$850,000 - 11809 71a Avenue, Edmonton

MLS® #E4434379

\$850,000

4 Bedroom, 3.50 Bathroom, 1,736 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

STEPS away from the renowned River Valley system this home is the one you have been waiting for! Beautiful 2-storey home in desirable Belgravia neighbourhood, close to U of A with a WALK OUT BASEMENT. Walking in you are greeted by a generous hallway and on either side is a formal dining room and a large and bright home office. The main floor also includes a walk-through pantry, a spacious kitchen, a welcoming living room with a gas fireplace & south-facing balcony. Upstairs the master suite is huge and can easily accommodate a king sized bed, walk-in shower & north/south balconies. Fully finished basement with a family room, guest suite, mud room, & laundry. Tandem attached garage & private, well-treed lot. Near LRT & River Valley trails. Recent updates include kitchen & bathrooms, air conditioner, furnace, washer/dryer, & gas stove. Walking distance to the river valley, University of Alberta, Cross Cancer Institute and the LRT. Don't miss this opportunity in one of the best communities in Edmonton!

Built in 2003

Essential Information

MLS® # E4434379

Price \$850,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,736 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 11809 71a Avenue |
| Area | Edmonton |
| Subdivision | Belgravia |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2W5 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking | Double Garage Attached, Tandem |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 15 |

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Listing information last updated on May 10th, 2025 at 10:02pm MDT