

\$534,900 - 11530 71 Street, Edmonton

MLS® #E4454854

\$534,900

4 Bedroom, 3.00 Bathroom, 1,313 sqft
Single Family on 0.00 Acres

Bellevue, Edmonton, AB

A beautiful Home with 1312 Sq ft main house and separate 670 Sq ft newer build GARAGE SUITE. No expense has been spared on this home and it has been loved from day one. Main house features a open concept, 3 bedrooms with a functional floor plan with a lovely finished basement 2 full baths and a updated kitchen and cozy main floor living room and cozy 3rd level family room. Living areas offer good ample space to grow your family. The GARAGE SUITE is built over the triple garage and has a modern open floor plan with large stylish kitchen with a large bedroom and full bath. The lot is oversized lot and a half and has a large shed and a beautiful yard with extra side parking for a RV and a 2 tiered deck on the main house and a stunning front Veranda for lounging and to enjoy this beautiful tree lined street.

Built in 1947

Essential Information

MLS® #	E4454854
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.00



Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11530 71 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1V9

Amenities

Amenities	On Street Parking, Air Conditioner, Fire Pit, Front Porch, Guest Suite, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	5
Parking	Triple Garage Detached

Interior

Appliances	Air Conditioning-Central, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	24
Zoning	Zone 09

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 September 18th, 2025 at 6:18pm MDT