

## \$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	37
Zoning	Zone 15

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