

\$449,800 - 8603 71 Street, Edmonton

MLS® #E4451899

\$449,800

3 Bedroom, 3.00 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

True Corner Lot in Kenilworth in central south Edmonton measuring out at 61' x 130' according to City of Edmonton parcel maps with a full front west street exposure with no parking restrictions and alley access on the north side of the lot. The location is within walking distance to several schools, two playgrounds, one spray park, one outdoor rink, one indoor rink, swimming pool, rec center & one tobogganing hill. Shopping and transit are all within walking distance as well. LRT is approximately 1.5km walk. Easy access to U of A, Kings University, Anthony Henday , Downtown, S.E. Industrial & Whitemud Freeway. There is currently a 1400 sq/ft open beam bungalow on the property that is fully finished up and down with a separate entrance directly to the garage, the home is in original condition with no notable updates with the exception of furnace, HWT and A/C. The home has 3+1 bedrooms & 3 full baths. Ideal renovation or redeveloped opportunity in a sought after community.

Built in 1964

Essential Information

MLS® #	E4451899
Price	\$449,800
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,415
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8603 71 Street
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 1X5

Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Waverley, St. Brendan
Middle	Kenilworth, St. Brendan
High	McNally, Austin O'Brien

Additional Information

Date Listed	August 8th, 2025
Days on Market	20
Zoning	Zone 18

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