

# \$800,000 - 11426 71 Avenue, Edmonton

MLS® #E4454305

**\$800,000**

4 Bedroom, 3.50 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

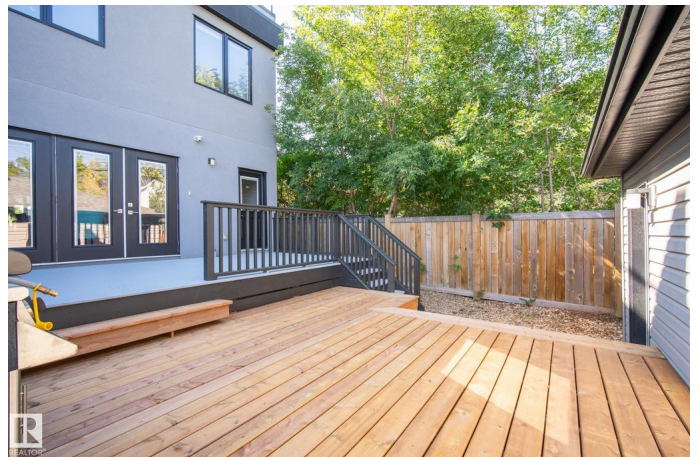
Belgravia, Edmonton, AB

Welcome to Belgravia, one of Edmonton's most sought-after family-friendly communities. This bright and spacious 2.5-storey home offers over 2,800 sq. ft. of well-designed living space with 4 bedrooms, 3.5 bathrooms, and a double garage. The main floor features engineered hardwood, a welcoming living area with a 6' electric fireplace, a large dining area, and a chef's kitchen with custom cabinetry, quartz countertops, a 10' waterfall island, and stainless steel appliances. Upstairs, the primary suite boasts a walk-in closet and a 4-piece ensuite, alongside two additional bedrooms and a laundry room, while the third floor offers an open loft with a rooftop patio and great views. The fully finished basement adds a 4th bedroom, rec area, and full bath, and outside you'll find a fenced backyard with a two-tier patio, perfect for summer entertaining. Ideally located near the LRT, University of Alberta, off-leash dog area, River Valley, trails, parks, and shopping, this move-in-ready home truly has it all!

Built in 2015

## Essential Information

MLS® #	E4454305
Price	\$800,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	11426 71 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A7

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Rooftop Deck/Patio
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
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 August 23rd, 2025 at 12:48pm MDT