

\$585,000 - 11614 71 Avenue, Edmonton

MLS® #E4446502

\$585,000

3 Bedroom, 2.00 Bathroom, 1,379 sqft
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Exceptional Opportunity in Belgravia! This charming 1,378 sq.ft. bungalow sits on a generous 60 ft x 101 ft lot (6012 sq.ft / 558 m²) in one of Edmonton's most sought-after neighborhoods. Perfect for first-time buyers, growing families, investors, or builders, this property offers endless potential. The bright, open main floor is filled with natural light and features newly exposed original hardwood flooring, 3 bedrooms, a 3-piece bathroom, and kitchen. The fully finished basement with a separate entrance includes a second kitchen, spacious living room, den and 2 other rooms used as bedrooms (one has laundry in it) and 3-piece bathroom. Updates include newer windows, roof, and furnace. Ideally located just a short walk from the University of Alberta, hospital, schools, LRT, and only blocks from the river valley and trail system.

Built in 1953

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446502 |
| Price | \$585,000 |
| 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

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|-------------|----------------|
| Date Listed | July 8th, 2025 |
|-------------|----------------|

Days on Market 11

Zoning Zone 15

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