

## **\$850,000 - 11809 71a Avenue, Edmonton**

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MLS® #E4434379

**\$850,000**

4 Bedroom, 3.50 Bathroom, 1,736 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

STEPS away from the renowned River Valley system this home is the one you have been waiting for! Beautiful 2-storey home in desirable Belgravia neighbourhood, close to U of A with a WALK OUT BASEMENT. Walking in you are greeted by a generous hallway and on either side is a formal dining room and a large and bright home office. The main floor also includes a walk-through pantry, a spacious kitchen, a welcoming living room with a gas fireplace & south-facing balcony. Upstairs the master suite is huge and can easily accommodate a king sized bed, walk-in shower & north/south balconies. Fully finished basement with a family room, guest suite, mud room, & laundry. Tandem attached garage & private, well-treed lot. Near LRT & River Valley trails. Recent updates include kitchen & bathrooms, air conditioner, furnace, washer/dryer, & gas stove. Walking distance to the river valley, University of Alberta, Cross Cancer Institute and the LRT. Don't miss this opportunity in one of the best communities in Edmonton!

Built in 2003

### **Essential Information**

MLS® # E4434379

Price \$850,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,736
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11809 71a Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	44
Zoning	Zone 15

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Listing information last updated on June 15th, 2025 at 11:47pm MDT