

## \$615,000 - 11127 71 Avenue, Edmonton

MLS® #E4454261

**\$615,000**

5 Bedroom, 2.00 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Original owner and in excellent condition, this rare 1.5 storey home offers over 2500 sqft of living space w/ a one-of-a-kind custom floor plan on a 50' wide south-facing lot in Parkallen. The main floor welcomes you w/ a sun-filled living and dining area, eat-in kitchen, full bathroom, bedroom, & mudroom. With hardwood under carpet throughout main living/dining, stairs, & upper floor. Upstairs are 3 beds - 2 oversized and a versatile 3rd that works perfectly as a nursery, office, or even a future 2nd floor bathroom. The basement is a retro time capsule with a large rec room, dry bar, 5th bedroom, 2nd bath, laundry, and plenty of storage. Outside, enjoy the massive sun-soaked backyard in mint condition plus a single garage. All of this in a prime walkable location close to Parkallen School, LRT, Annie Rue, the Colombian, playgrounds, and more. Quick access to UofA, Whyte Ave, & Downtown. Excellent opportunity to renovate a great floor plan, live in, or redevelop in one of Edmonton's top communities!

Built in 1955

### Essential Information

MLS® # E4454261

Price \$615,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,513                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11127 71 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 3A8              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 3                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Finished                                                                                   |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

Date Listed August 21st, 2025

Days on Market 7

Zoning Zone 15

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