

## \$825,000 - 11530 71 Avenue, Edmonton

MLS® #E4439441

**\$825,000**

4 Bedroom, 3.50 Bathroom, 1,990 sqft  
Single Family on 0.00 Acres

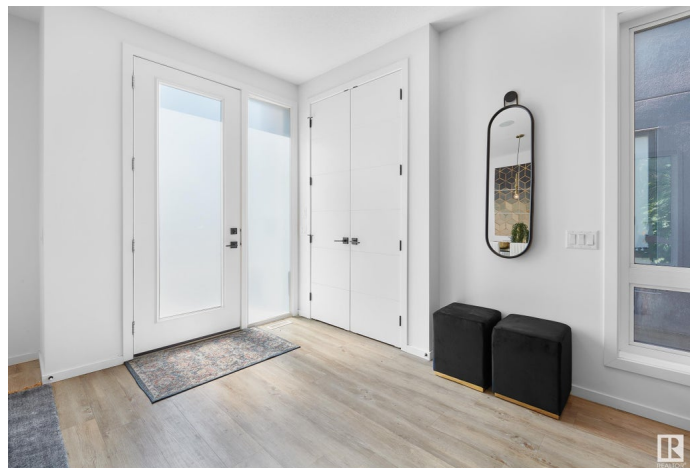
Belgravia, Edmonton, AB

Quit the commute & enjoy a quality lifestyle! Spectacular custom built home steps to the UofA hospital & campus, & LRT. This family home is also 10 min to Downtown & 2 blocks river valley! Built by UrbanAge Homes w/ superior quality, this home has almost 2800 SQ.FT. of total living space w/ 4 bedrooms, 3.5 bathroom, finished basement, & more. The floor plan suits family life & entertaining! The main floor is open with hardwood, custom kitchen with a large island, open riser stairs, & a linear burning gas fireplace! Large windows flood the home w/ natural light. On the 2nd level you will find a large master bedroom w/ built in dresser & an ensuite to die for. The finishing off the second level are two other bedrooms, another full bathroom & laundry. The 3rd level features a large loft with a roof top patio! The bsmt is finished w/ a large rec room, bedroom, & full bathroom! Outside you will find a double garage, & patio. Walking distance to Belgravia school, LRT, Belgravia Hub, & more. Don't miss out!

Built in 2018

### Essential Information

MLS® #	E4439441
Price	\$825,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	11530 71 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A7

### Amenities

Amenities	Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Metal, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary Belgravia  
Middle McKernan  
High Old Scona/Strathcona

### **Additional Information**

Date Listed May 30th, 2025  
Days on Market 7  
Zoning Zone 15

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Listing information last updated on June 6th, 2025 at 2:17pm MDT