

## **\$975,000 - 11729 71a Avenue, Edmonton**

---

MLS® #E4434311

**\$975,000**

6 Bedroom, 3.50 Bathroom, 2,006 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this stunning 4+2 bedroom 2-storey home in the heart of Belgravia. Featuring 9' ceilings on both the main floor and in the fully finished walkout basement, this home blends timeless elegance with modern comfort. The main level showcases hardwood floors, a spacious formal dining room, and a versatile den perfect for a home office. The maple kitchen is equipped with stainless steel appliances and opens onto a bright and airy family room with a cozy fireplace—perfect for entertaining or relaxing. Step out onto the sunny, south-facing deck for seamless indoor-outdoor living. Upstairs, you'll find four generously sized bedrooms, including a primary suite with a large walk-in closet (with a window!) and a spa-like 4-piece ensuite. The fully developed walkout basement includes two more bedrooms, a full bathroom, a rec room and kitchenette, laundry, and ample storage. Attached heated garage is a plus! easy Located in a great neighborhood with easy access to River valley trails, U of A, LRT and so much more!



Built in 2003

### **Essential Information**

MLS® #                      E4434311

Price                         \$975,000

Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11729 71a Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve,

	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	40
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 June 13th, 2025 at 3:02am MDT