

\$569,900 - 11614 71 Avenue, Edmonton

MLS® #E4446502

\$569,900

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	\$569,900
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

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

Days on Market 29

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 August 6th, 2025 at 1:47pm MDT