

## \$229,900 - 402 7711 71 Street, Edmonton

MLS® #E4453363

**\$229,900**

2 Bedroom, 2.00 Bathroom, 859 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Discover comfort and convenience in this top-floor corner unit at The Elements at Urban Village! This bright and stylish 2 bedroom, 2 bathroom condo offers 855 sq ft of thoughtfully designed living space. Inside, you'll find a spacious entryway, warm laminate flooring, and an open-concept layout featuring a cozy living area, dining space, and a modern corner kitchen with a large breakfast bar and stainless steel appliances. Large windows flood the unit with natural light. The primary suite includes a walk-in closet and 4-pc ensuite, while the second bedroom is perfectly positioned for privacy. Included is a heated, titled underground parking stall (just steps from the elevator) and a private storage unit with custom-built shelving. Located near shopping, restaurants, daycares (even doggie daycare!), with quick access to Whitemud, Henday & Yellowhead.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453363  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 859       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 402 7711 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 0M3            |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                      |
| Parking        | Heated, Underground                                                                    |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Hot Water, Natural Gas                                                                                                       |
| # of Stories      | 4                                                                                                                            |
| Stories           | 1                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | None, No Basement                                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Flat Site, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 17           |
| Condo Fee      | \$473             |

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Listing information last updated on August 27th, 2025 at 12:17pm MDT