

## \$419,000 - 11425 71 Street, Edmonton

MLS® #E4453756

**\$419,000**

5 Bedroom, 2.00 Bathroom, 1,218 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Welcome to Bellevue! Great potential in this 1218 sq.ft home, with 5 bedrooms, 2 bathrooms + a finished basement. Situated on a quiet tree-lined street, the location is close to the river valley, schools, pools, parks + the trendy Highlands restaurant + shopping district. The home has preserved much of it's original character, but boasts numerous upgrades over the years that include: a/c; windows; shingles; furnace; electrical; insulation; siding; bathrooms; sewer line; + newer garage with loft! The main floor has hardwood flooring and a cozy living/dining area, with an electric fireplace. There are 2 bedrooms on the main level, a renovated bathroom with clawfoot tub, and 2 more bedrooms on the upper. The finished lower level has a spacious 5th bedroom with murphy bed, that could easily be used as a family room. You will also find another updated 3-piece bathroom, den and laundry area on this level. The large 510 sq.m. lot is blooming + the yard is fully-fenced! Great location in a wonderful community!

Built in 1947

### Essential Information

MLS® # E4453756

Price \$419,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,218                  |
| Acres          | 0.00                   |
| Year Built     | 1947                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11425 71 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1V8         |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Fire Pit, Insulation-Upgraded, Vinyl Windows |
| Parking Spaces | 4                                                                                      |
| Parking        | Double Garage Detached, Insulated, Over Sized, RV Parking                              |

### **Interior**

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, 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, Vinyl                                                     |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, |

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
|              | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof         | Asphalt Shingles                                                                        |
| Construction | Wood, Vinyl                                                                             |
| Foundation   | Concrete Perimeter                                                                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 09           |

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 September 10th, 2025 at 9:17am MDT