

# \$569,900 - 10961 71 Avenue, Edmonton

MLS® #E4426445

**\$569,900**

5 Bedroom, 2.00 Bathroom, 1,243 sqft  
Single Family on 0.00 Acres

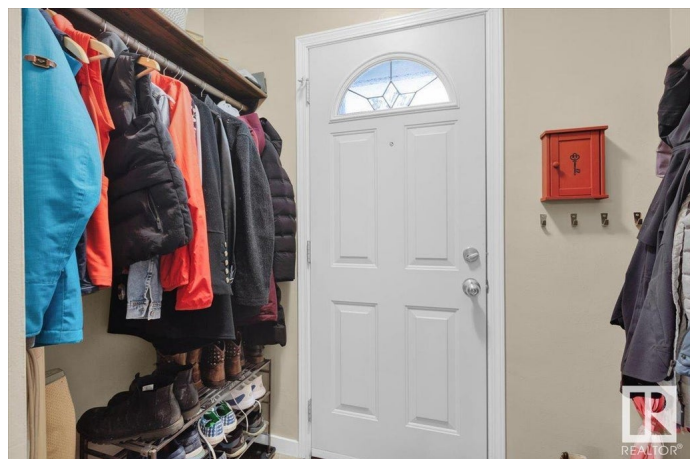
Parkallen (Edmonton), Edmonton, AB

Welcome Home! Terrific 1.5 Story Home on 544 SqM Lot With Legal Basement Suite and Double Detached Garage with Rear Land Access. Total of 5 Bedrooms! LOCATION Is Awesome in ParkAllen 2KM from University UofA close to Whyte Ave and in the Heart of Edmonton with easy access to transportation, shopping, parks, and more. Great quiet street with large lot and functional set up. Main home is a classic 1.5 story 3 bedroom 1 bathroom with large living room, kitchen, dining and charming floor plan. Main floor bedroom. Full kitchen and appliances included, large living room. Upper 2 bedrooms! Access to lower shared laundry from main suite and lower suite. Mature fenced yard with detached double garage. Rear separated suite entrance works great. Large basement kitchen. 2 Large Bedrooms, Living Room, full bathroom with access to shared laundry space. Plenty of potential with this large lot and mature highly sought after location. Do not let this one pass you by.

Built in 1950

## Essential Information

MLS® #	E4426445
Price	\$569,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,243
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10961 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A2

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 20

Zoning Zone 15

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Listing information last updated on April 8th, 2025 at 3:32am MDT