

## \$320,000 - 3212 71 Street, Edmonton

MLS® #E4427110

**\$320,000**

4 Bedroom, 1.50 Bathroom, 1,100 sqft  
Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

Its a beautiful 2-Storey half-duplex- extensively renovated over the span of 3/4 years. New floor, new bathroom-vanities & toilets, all new paint, new kitchen, newer SS appliances, newer windows and list goes on and on. Main floor has huge living room, a dining area, a private kitchen and powder room. A side door on main level may have possibility of being converted to an exclusive entrance to the basement. Upper level comes with 3-large sized beds and a bathroom. FF Basement has good size bedroom and a huge recreation area. Utility room is huge to accommodate laundry and future kitchenet and a bathroom. This house has a detached 2-car garage on alley that is cleaned by the City as it finally lead to a multifamily building in the neighbourhood.

Built in 1974

### Essential Information

MLS® #	E4427110
Price	\$320,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,100
Acres	0.00



Year Built	1974
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3212 71 Street
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1K9

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Level Land, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	15
Zoning	Zone 29

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 April 7th, 2025 at 8:47am MDT