

## \$800,000 - 11426 71 Avenue, Edmonton

MLS® #E4454305

**\$800,000**

4 Bedroom, 3.50 Bathroom, 2,116 sqft

Single Family on 0.00 Acres

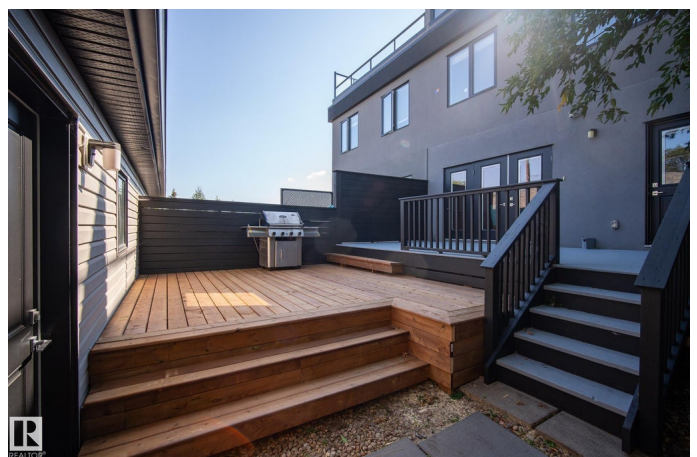
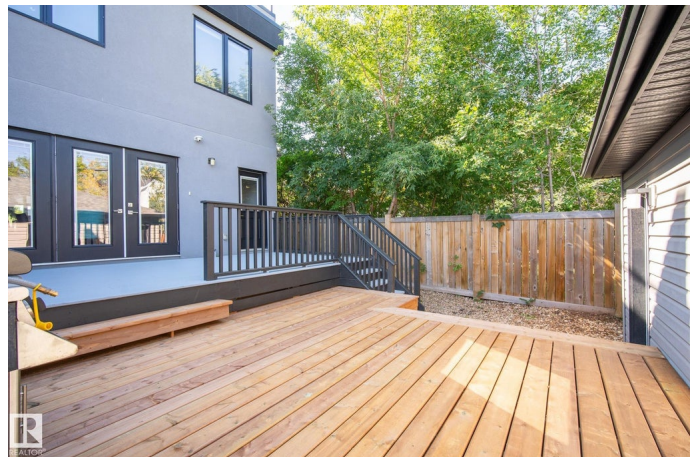
Belgravia, Edmonton, AB

Welcome to Belgravia, one of Edmonton's most sought-after family-friendly communities. This bright and spacious 2.5-storey home offers over 2,800 sq. ft. of well-designed living space with 4 bedrooms, 3.5 bathrooms, and a double garage. The main floor features engineered hardwood, a welcoming living area with a 6' electric fireplace, a large dining area, and a chef's kitchen with custom cabinetry, quartz countertops, a 10' waterfall island, and stainless steel appliances. Upstairs, the primary suite boasts a walk-in closet and a 4-piece ensuite, alongside two additional bedrooms and a laundry room, while the third floor offers an open loft with a rooftop patio and great views. The fully finished basement adds a 4th bedroom, rec area, and full bath, and outside you'll find a fenced backyard with a two-tier patio, perfect for summer entertaining. Ideally located near the LRT, University of Alberta, off-leash dog area, River Valley, trails, parks, and shopping, this move-in-ready home truly has it all!

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454305  |
| Price    | \$800,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,116             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11426 71 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0A7         |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                          |
| Parking        | Double Garage Detached                                                                                     |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Insert                                                                                                         |
| Stories           | 4                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                          |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 15           |

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Listing information last updated on September 4th, 2025 at 2:33pm MDT