

## \$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 1  
Zoning Zone 09

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