

## **\$615,000 - 11127 71 Avenue, Edmonton**

MLS® #E4454261

### **\$615,000**

5 Bedroom, 2.00 Bathroom, 1,513 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Original owner and in excellent condition, this rare 1.5 storey home offers over 2500 sqft of living space w/ a one-of-a-kind custom floor plan on a 50' wide south-facing lot in Parkallen. The main floor welcomes you w/ a sun-filled living and dining area, eat-in kitchen, full bathroom, bedroom, & mudroom. With hardwood under carpet throughout main living/dining, stairs, & upper floor. Upstairs are 3 beds - 2 oversized and a versatile 3rd that works perfectly as a nursery, office, or even a future 2nd floor bathroom. The basement is a retro time capsule with a large rec room, dry bar, 5th bedroom, 2nd bath, laundry, and plenty of storage. Outside, enjoy the massive sun-soaked backyard in mint condition plus a single garage. All of this in a prime walkable location close to Parkallen School, LRT, Annie Rue, the Colombian, playgrounds, and more. Quick access to UofA, Whyte Ave, & Downtown. Excellent opportunity to renovate a great floor plan, live in, or redevelop in one of Edmonton's top communities!

Built in 1955

### **Essential Information**

MLS® #	E4454261
Price	\$615,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11127 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3A8

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 22

Zoning Zone 15

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