

## **\$350,000 - 11615 71 Street, Edmonton**

MLS® #E4452218

**\$350,000**

3 Bedroom, 2.00 Bathroom, 843 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Unbeatable value in Bellevue, two kitchens, newer oversized double garage and sitting on a 50' wide lot! This home is located on a quiet street and it welcomes you in with hardwood flooring. The kitchen with tile flooring features crisp clean white cabinetry and the corner sink with corner windows is a nice touch. There are two bedrooms on this floor and a full bathroom. A separate entrance leads downstairs to the finished basement. There is a 2nd kitchen, living room, bedroom and another full bathroom. Upgrades over the years include: furnace, electrical (in process of being updated to 100 amp), shingles, windows, fence and of course the garage! The yard is private and also has a covered patio to relax on. Prime location with easy access to Gretzky and Yellowhead freeways and steps away from a school and there is a quick possession available too.

Built in 1948

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4452218  |
| Price          | \$350,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 843       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11615 71 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1W3         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Patio, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached                                     |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed August 9th, 2025

Days on Market 2

Zoning Zone 09

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 August 11th, 2025 at 1:47pm MDT