

## **\$895,000 - 11729 71a Avenue, Edmonton**

MLS® #E4457691

**\$895,000**

6 Bedroom, 3.50 Bathroom, 2,006 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this stunning 4+2 bedroom 2-storey home in the heart of Belgravia. Featuring 9' ceilings on both the main floor and in the fully finished walkout basement, this home blends timeless elegance with modern comfort. The main level showcases hardwood floors, a spacious formal dining room, and a versatile den perfect for a home office. The maple kitchen is equipped with stainless steel appliances and opens onto a bright and airy family room with a cozy fireplace—perfect for entertaining or relaxing. Step out onto the sunny, south-facing deck for seamless indoor-outdoor living. Upstairs, you'll find four generously sized bedrooms, including a primary suite with a large walk-in closet (with a window!) and a spa-like 4-piece ensuite. The fully developed walkout basement includes two more bedrooms, a full bathroom, a rec room and kitchenette, laundry, and ample storage. Attached heated garage is a plus! Located in a great neighborhood with easy access to River valley trails, U of A, LRT and so much more!

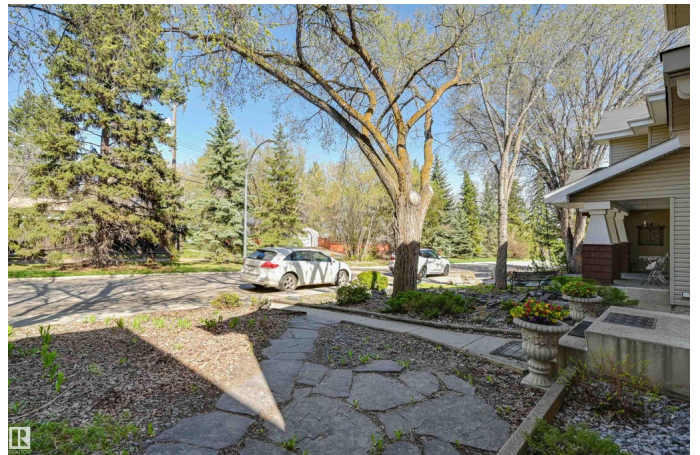
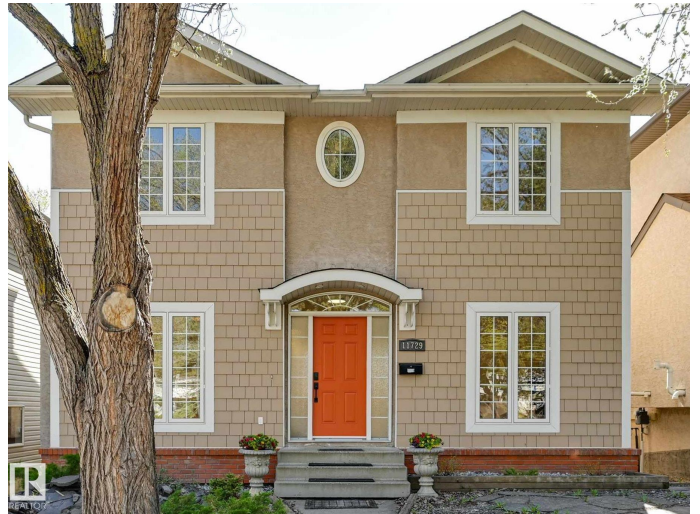
Built in 2003

### **Essential Information**

MLS® # E4457691

Price \$895,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,006                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11729 71a Avenue |
| Area        | Edmonton         |
| Subdivision | Belgravia        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6G 2W5          |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Walkout Basement |
| Parking   | Double Garage Attached, Heated, Over Sized                                                |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 15              |

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Listing information last updated on September 15th, 2025 at 8:02pm MDT