# \$425,000 - 10917 71 Ave, Edmonton

MLS® #E4441893

#### \$425.000

5 Bedroom, 3.50 Bathroom, 1,218 sqft Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

This is the opportunity you've been waiting for. Welcome to 10917 71 Avenue NW, a rare find in Parkallan. A fully finished 3 + 2 bed, 3.5 bath half duplex with NO CONDO FEES, minutes from Whyte Ave and the U of A. Perfect for families, professionals, or investors, this home offers over 1,700 sq ft of well designed space with a bright, open concept main floor, modern kitchen with a pantry, and cozy living room with a gas fireplace. Upstairs, the spacious primary bedroom features a 4 piece ensuite with two more bedrooms and a full bath. The fully finished basement has two more bedrooms, a full bath, and a rec room. Step outside and you'll find a detached single car garage, low maintenance yard, and unbeatable location. Whether you're buying to live or rent out, this home checks every box.



#### **Essential Information**

MLS® # E4441893 Price \$425,000

Bedrooms 5

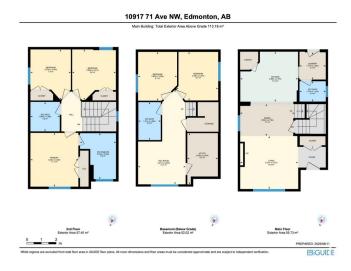
Bathrooms 3.50

Full Baths 3
Half Baths 1

Square Footage 1,218

Acres 0.00







Year Built 2015

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 10917 71 Ave

Area Edmonton

Subdivision Parkallen (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0A2

#### **Amenities**

Amenities On Street Parking, No Animal Home, No Smoking Home, Infill Property

Parking Single Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 12th, 2025

Days on Market 8

## Zoning Zone 15

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Listing information last updated on June 20th, 2025 at 2:02pm MDT