

## **\$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. Sewer line is also being replaced by seller prior to possession.

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      14  
Zoning                 Zone 09

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