

# **\$1,300,000 - 10936 71 Avenue, Edmonton**

MLS® #E4432759

**\$1,300,000**

5 Bedroom, 4.00 Bathroom, 2,480 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Welcome this beautifully designed home that seamlessly blends elegance, functionality & investment potential! Step inside to an Open-Concept Main Floor with soaring ceilings, large windows & premium hardwood flooring. The Gourmet Kitchen boasts high-end appliances, quartz countertops, custom cabinetry & a large island perfect for cooking & entertaining! The upper floor has 3 Generous Bedrooms including a Primary like a private retreat with a walk-in closet & a ensuite with a double vanity, glass shower & soaker tub. The best part is the Income-Producing Legal Suite! The fully permitted 2-bedroom basement suite has 9ft ceilings, a full kitchen, in-suite laundry & exquisite finishes that will satisfy even the most discerning renter. The Triple-Car Garage is A RARE FIND in infill homes! Enjoy the convenience of plenty of parking & storage space. Located in a prime location on a quiet tree-lined street, minutes from top-rated schools, the UofA, Whyte Ave, Southgate Mall, LRT & downtown. This Infill has it all

Built in 2016

## **Essential Information**

MLS® #	E4432759
Price	\$1,300,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,480
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10936 71 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A1

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Front Porch, Parking-Extra, See Remarks, Natural Gas Stove Hookup
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Fiber Cement
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	54
Zoning	Zone 15

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