

## \$450,000 - 11421 71 Street, Edmonton

MLS® #E4448149

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

Charming 1.5 storey character home in a sought-after neighborhood, full of thoughtful updates and timeless appeal. This 3 bed, 2.5 bath beauty sits on a quiet, tree-lined street with an oversized double detached garage. Enjoy peace of mind with major upgrades: new furnace, heat pump (AC), hot water tank, and back fence in 2024. Windows replaced in 2020, updated basement bath in 2022, and modernized electrical and plumbing in 2019. Backyard is a private oasis with a rebuilt deck (2023), stamped concrete pad (2021), garden area, and apple tree. Inside, you'll find a freshly painted main floor, re-done closets, and new dishwasher (2025). Walk to the river valley, Ada Blvd, Borden Park, Highlands restaurants, Borden pool, and curling club. Surrounded by parks and growing community developments with easy access to main roads. This home blends character and comfort with practical updates that make it move-in ready. Over 2000 square feet of living space. A true gem in a vibrant, walkable area!

Built in 1947

### Essential Information

MLS® # E4448149

Price \$450,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11421 71 Street
Area	Edmonton
Subdivision	Bellevue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1V8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	1
Zoning	Zone 09

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