

\$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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Listing information last updated on June 18th, 2025 at 2:47am MDT