

# **\$1,249,999 - 10936 71 Avenue, Edmonton**

MLS® #E4445626

**\$1,249,999**

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® #   | E4445626    |
| Price    | \$1,249,999 |
| 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    | July 3rd, 2025 |
| Days on Market | 46             |
| Zoning         | Zone 15        |

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Listing information last updated on August 17th, 2025 at 11:02pm MDT