

\$425,000 - 10917 71 Ave, Edmonton

MLS® #E4441893

\$425,000

5 Bedroom, 3.50 Bathroom, 1,218 sqft
Condo / Townhouse on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

This is the opportunity you've been waiting for. Welcome to 10917 71 Avenue NW, a rare find in Parkallen. A fully finished 3 + 2 bed, 3.5 bath half duplex with NO CONDO FEES, minutes from Whyte Ave and the U of A. Perfect for families, professionals, or investors, this home offers over 1,700 sq ft of well designed space with a bright, open concept main floor, modern kitchen with a pantry, and cozy living room with a gas fireplace. Upstairs, the spacious primary bedroom features a 4 piece ensuite with two more bedrooms and a full bath. The fully finished basement has two more bedrooms, a full bath, and a rec room. Step outside and you'll find a detached single car garage, low maintenance yard, and unbeatable location. Whether you're buying to live or rent out, this home checks every box.

Built in 2015

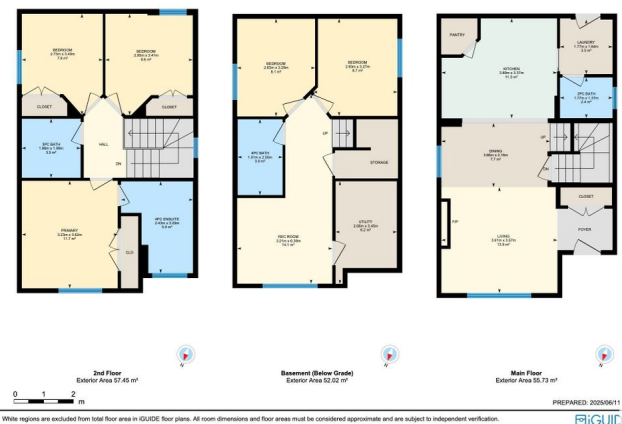
Essential Information

MLS® #	E4441893
Price	\$425,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,218
Acres	0.00



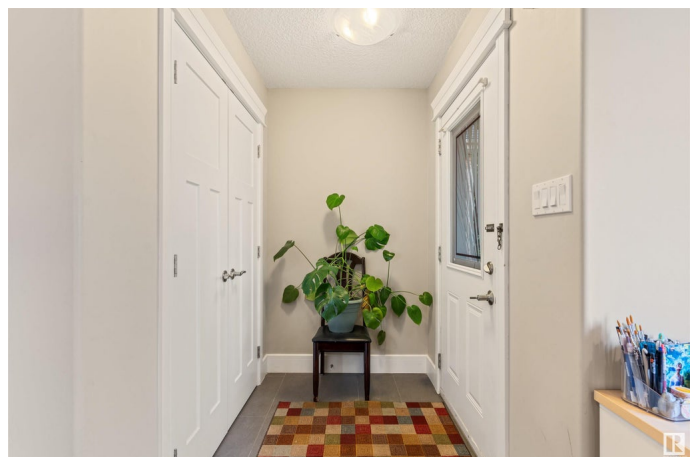
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Main Building: Total Exterior Area Above Grade 113.18 m²



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2025/06/11

GUIDE



Year Built	2015
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10917 71 Ave
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A2

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Infill Property
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	5

Zoning

Zone 15

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Listing information last updated on June 17th, 2025 at 7:17am MDT