# \$1,498,000 - 10926 71 Ave Nw, Edmonton

MLS® #E4435983

### \$1,498,000

10 Bedroom, 9.00 Bathroom, 3,806 sqft Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

!!! Brand new FRONT AND BACK 5 UNITS Duplex in gorgeous Parkallen, highly walkable neighborhood featuring mature tree-lined streets, University OF Alberta, School Groceries, and transit at your doorstep! This Property Offer 4356 sq. ft. Livable Space Each Side Plus One 2 BED AND 1 BATH Garage Suite, TWO LEGAL BASEMENT SUITE Offers Kitchen, Living room, Bedroom and 4-pc bath, 9' ceilings, Vinyl Flooring, and Soft-Close Cabinetry throughout. Main Level has Huge Living Room, Half bath, Chef's Kitchen with Stainless Steel Appliances, Tile Backsplash, Pantry closet, Full-Height Cabinets. Three Bedrooms Upstairs, Including a Spacious Primary Suite with WIC and Luxurious 4-pc Ensuite, plus 4-Pc Main Bath and Laundry Closet. Double Detached Garage with Legal Suite alley access. Fully landscaped and fenced. Excellent central community near University Of Alberta Main Campus and Hospital !!! GREAT INVESTMENT PROPERTY !!!

Built in 2024

#### **Essential Information**

MLS® # E4435983 Price \$1,498,000

Bedrooms 10



Bathrooms 9.00

Full Baths 8

Half Baths 2

Square Footage 3,806

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Duplex Front and Back

Style 2 Storey
Status Active

# **Community Information**

Address 10926 71 Ave Nw

Area Edmonton

Subdivision Parkallen (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0A1

## **Amenities**

Amenities Ceiling 9 ft., Infill Property, 9

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star,

Refrigerator, Stove-Gas

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

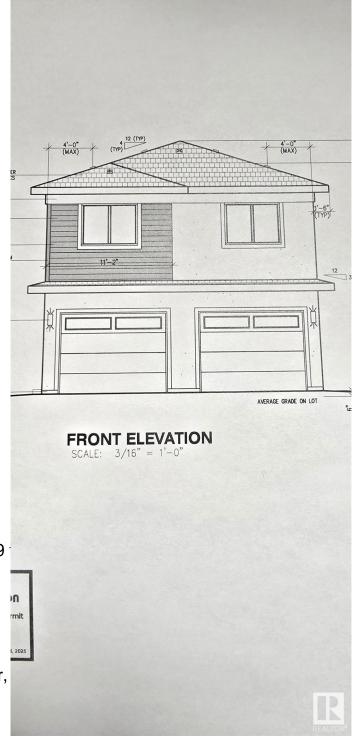
### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles



Construction Wood, Stucco

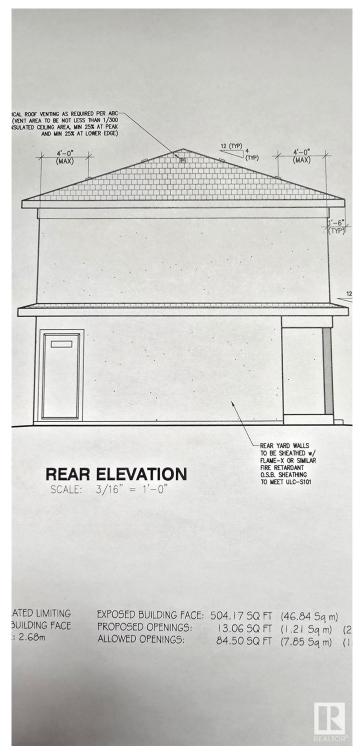
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 44

Zoning Zone 15



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 25th, 2025 at 12:47pm MDT