# \$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
Туре	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		
		n	
Interior		mit	
Interior Features	ensuite bathroom	1, 2025	
Appliances	Dishwasher - Energy Star	r,	
	Refrigerator, Stove-Gas		IP
Heating	Forced Air-1, Natural Gas		REALTO
Stories	3		
Has Suite	Yes		

(TYP) (TYP)

11'-2"

**FRONT ELEVATION** SCALE: 3/16" = 1'-0"

4'-0" (MAX)

Ę

4'-0" (MAX)

1

AVERAGE GRADE ON LOT

'-6"

12

Has Basement Yes

Basement Full, Finished

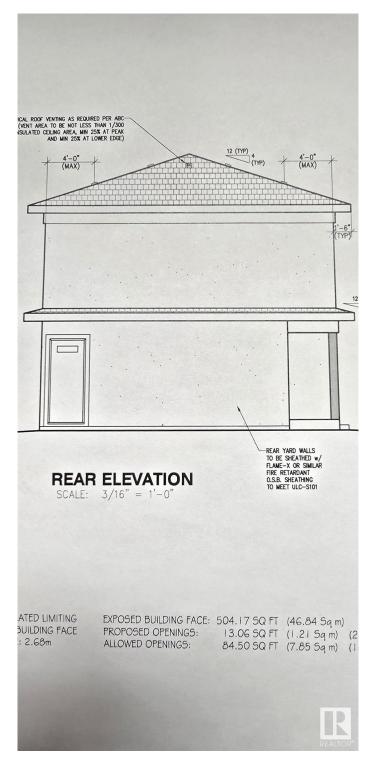
## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools,
	Shopping Nearby
Roof	Asphalt Shingles

ConstructionWood, StuccoFoundationConcrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	79
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 July 30th, 2025 at 7:32pm MDT