

# \$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

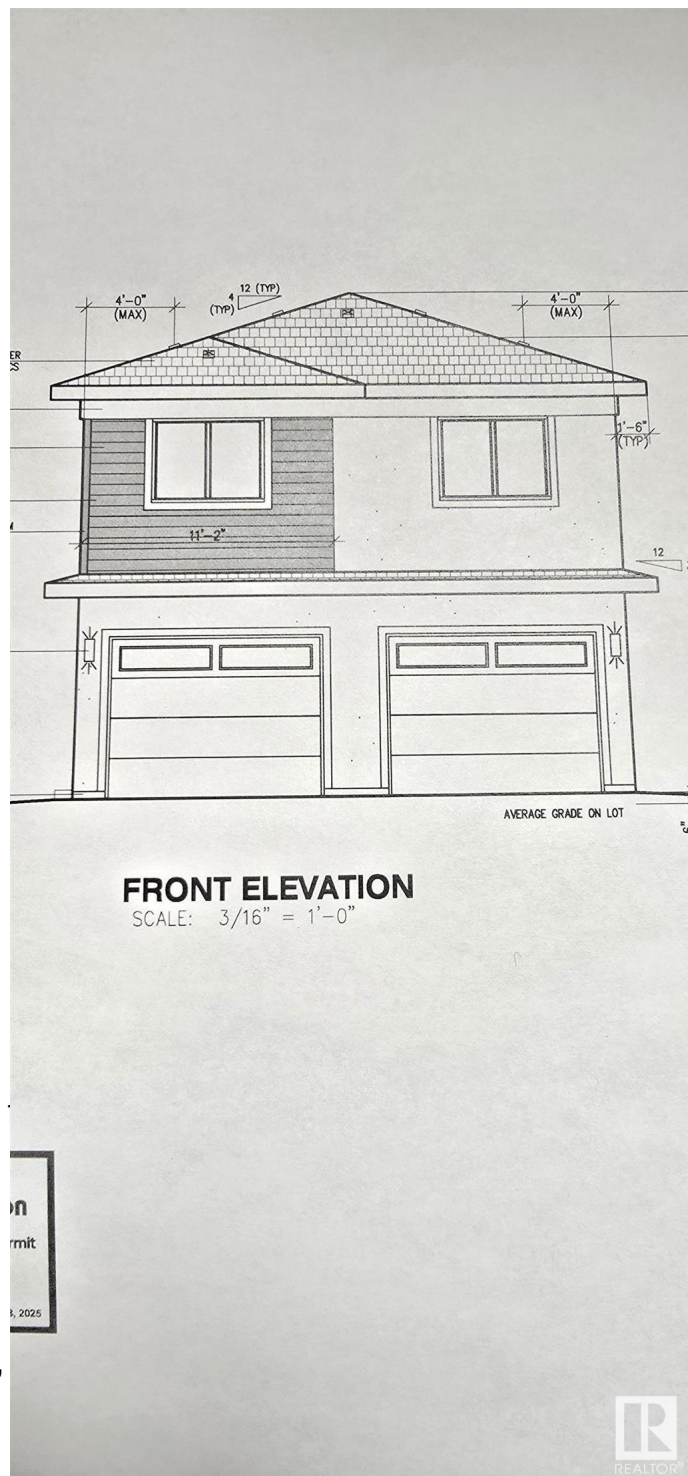
Amenities	Ceiling 9 ft., Infill Property, 9
Parking	Double Garage Detached

### 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 95  
Zoning Zone 15



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