\$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

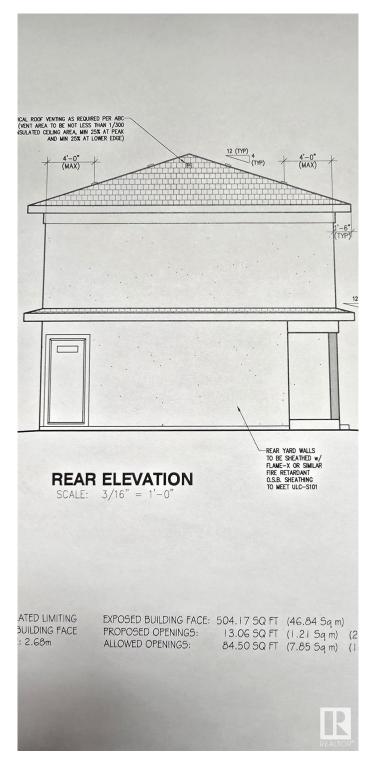
Exterior

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	23
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 4th, 2025 at 5:17pm MDT