

## \$449,800 - 8603 71 Street, Edmonton

MLS® #E4451899

**\$449,800**

3 Bedroom, 3.00 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

True Corner Lot in Kenilworth in central south Edmonton measuring out at 61' x 130' according to City of Edmonton parcel maps with a full front west street exposure with no parking restrictions and alley access on the north side of the lot. The location is within walking distance to several schools, two playgrounds, one spray park, one outdoor rink, one indoor rink, swimming pool, rec center & one tobogganing hill. Shopping and transit are all within walking distance as well. LRT is approximately 1.5km walk. Easy access to U of A, Kings University, Anthony Henday , Downtown, S.E. Industrial & Whitemud Freeway. There is currently a 1400 sq/ft open beam bungalow on the property that is fully finished up and down with a separate entrance directly to the garage, the home is in original condition with no notable updates with the exception of furnace, HWT and A/C. The home has 3+1 bedrooms & 3 full baths. Ideal renovation or redeveloped opportunity in a sought after community.

Built in 1964

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451899  |
| Price    | \$449,800 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,415                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8603 71 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1X5        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Stone Facing                                                          |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### **Exterior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                  |
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Waverley, St. Brendan   |
| Middle     | Kenilworth, St. Brendan |
| High       | McNally, Austin O'Brien |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 18          |

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Listing information last updated on August 16th, 2025 at 12:32pm MDT