

**\$534,900 - 11530 71 Street, Edmonton**

MLS® #E4454854

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Bellevue, Edmonton, AB

A beautiful Home with 1312 Sq ft main house and separate 670 Sq ft newer build GARAGE SUITE. No expense has been spared on this home and it has been loved from day one. Main house features a open concept, 3 bedrooms with a functional floor plan with a lovely finished basement 2 full baths and a updated kitchen and cozy main floor living room and cozy 3rd level family room. Living areas offer good ample space to grow your family. The GARAGE SUITE is built over the triple garage and has a modern open floor plan with large stylish kitchen with a large bedroom and full bath. The lot is oversized lot and a half and has a large shed and a beautiful yard with extra side parking for a RV and a 2 tiered deck on the main house and a stunning front Veranda for lounging and to enjoy this beautiful tree lined street.

Built in 1947

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454854  |
| Price          | \$534,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,313     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1947                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11530 71 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1V9         |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Fire Pit, Front Porch, Guest Suite, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 5                                                                                                                                   |
| Parking        | Triple Garage Detached                                                                                                              |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                      |
| Fireplaces   | Glass Door                                                                                                                                               |
| Stories      | 3                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

**Additional Information**

Date Listed            August 25th, 2025  
Days on Market      51  
Zoning                Zone 09

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