

**\$425,000**

Parkallen (Edmonton), Edmonton, AB

A two-story brown house with a gabled roof, white trim around the windows, and a small front porch. The house is surrounded by greenery and a paved driveway.

Main Building: Total Exterior Area Above Grade 113.18 m<sup>2</sup>

## Essential Information

A photograph of a narrow hallway with white doors, a potted plant on a stool, and a colorful checkered rug. The hallway has a white ceiling with a single light fixture. The walls are a light beige color. On the left, there are two white doors with silver handles. On the right, there is a white door with a glass insert and a silver handle. A large green potted plant sits on a small black stool in the center of the hallway. A colorful checkered rug covers the floor. To the right of the door, there is a white light switch and a small wooden shelf with a blue container holding pens and pencils. A small red and white logo is visible in the bottom right corner.

|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10917 71 Ave         |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 0A2              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Infill Property |
| Parking   | Single Garage Detached                                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |

## 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 16th, 2025 at 1:32pm MDT