

# \$609,999 - 7719 71 Avenue, Edmonton

MLS® #E4460291

**\$609,999**

4 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Just minutes from the LRT and Mill Creek Ravine trails, this recently renovated bungalow has the perfect mix of location and updates. Upstairs youâ€™ll find 3 bedrooms, 1 bathrooms, and a bright kitchen with modern finishes and appliances. The basement offers a big family room, an extra bedroom, and another bathroom great for guests or extra space to spread out. Step outside to enjoy a brand-new fence, low-maintenance landscaping, and plenty of room for toys or vehicles. The single heated detached garage keeps winters easy, while the large parking pad makes RV parking or multiple vehicles no problem. This home is move-in ready and set up for both comfort and convenience.

Built in 1956

## Essential Information

MLS® #	E4460291
Price	\$609,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.00
Year Built	1956
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7719 71 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0A9

### Amenities

Amenities	Off Street Parking, On Street Parking, Fire Pit, Parking-Extra, R.V. Storage
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	Zone 17

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