

**\$425,000 - 10917 71 Ave, Edmonton**

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Parkallen (Edmonton), Edmonton, AB

A two-story brown house with a gabled roof, white trim around the windows and door, 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>

0 1 2  
m

2nd Floor  
Exterior Area 97.45 m<sup>2</sup>

Basement (Below Grade)  
Exterior Area 52.02 m<sup>2</sup>

Main Floor  
Exterior Area 55.73 m<sup>2</sup>

PREPARED: 2025/06/11

While notations are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Essential Information

A narrow hallway with white walls and a white ceiling. 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 potted plant with large green leaves sits on a small black stool in the center of the hallway. A colorful checkered rug covers the floor. A light switch is visible on the right wall.

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

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Listing information last updated on June 16th, 2025 at 1:02pm MDT