



# 11424 71 Avenue Edmonton AB

\$695,000

ROOF-TOP PATIO! FULLY FINISHED! SEPARATE ENTRANCE! Located in the prestigious Belgravia neighborhood is this CUSTOM BUILT 2.5 storey half duplex with 3+1 bed, 3.5 bath, 2140+ SqFT home with DOUBLE GARAGE. Enjoy open concept living with 9' ceilings, QUARTZ countertops, WATERFALL ISLAND, Stainless Steel appliances, endless 2 tone cabinetry, ENGINEERED HARDWOOD + tile floors, electric fire-place, 2nd floor laundry, TRIPLE PANE WINDOWS, AND a fully fenced yard + LOW MAINTENANCE LANDSCAPING. Relax or entertain in the living room, kitchen or dining area on the main floor. Retreat to the 2nd level with 3 spacious bedrooms, FULL bath, laundry, + 4 piece ensuite and walk-in closet to complete the Primary Suite. Unwind on the 3rd level in the family room, or on the roof-top patio. The basement offers private bedroom, bathroom, recreation area, RI for second laundry + separate entrance. Enjoy the luxuries of living in Belgravia with quick access to the beautiful RIVER-VALLEY, Golf, UofA, off-leash park, and MORE

Listing Presented By:



Originally Listed by:  
RE/MAX River City

norm@normcholak.com  
<http://www.normcholak.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)