

# \$449,900 - 11131 72 Avenue, Edmonton

MLS® #E4431876

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,196 sqft  
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Perfect in Parkallen! Step into your new home and enjoy the bright, sunny living room and spacious dining area, perfect for gatherings. The main floor features a cozy kitchen, a renovated 4-piece bathroom, and a comfortable primary bedroom. Upstairs, you'll find two additional large bedrooms full of charm and space. The basement has separate entrance which leads to a lovely space with two bedrooms, 3-piece bathroom, kitchen, and laundry—ideal for extended family or extra income. This home has been thoughtfully upgraded over time and is ready to welcome its new owner!

Built in 1950

## Essential Information

MLS® #	E4431876
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey



Status Active

### Community Information

Address 11131 72 Avenue  
Area Edmonton  
Subdivision Parkallen (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6G 0B3

### Amenities

Amenities Deck, Fire Pit  
Parking Single Garage Detached

### Interior

Appliances Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Hardie Board Siding, Stucco  
Exterior Features Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Hardie Board Siding, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed April 20th, 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 April 24th, 2025 at 1:17pm MDT