

## \$419,900 - 11211 72 Avenue, Edmonton

MLS® #E4446968

**\$419,900**

4 Bedroom, 2.00 Bathroom, 746 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Prime Location Near U of A! This charming 4 bedroom 2 bathroom bungalow offers a flexible layout perfect for families, students and investors. The main floor features a bright living space, two spacious bedrooms, and a functional kitchen. Downstairs includes two more bedrooms, a second full bathroom, an additional kitchen, and a large living area – ideal for extended family or shared living. Situated on a generous lot with a large yard and mature trees, there's plenty of space to relax or entertain. A solid double garage and unbeatable location just a short walk to the University of Alberta, Whyte Ave, and transit complete the package. Don't miss this opportunity in one of the city's most desirable neighborhoods!

Built in 1949

### Essential Information

MLS® #	E4446968
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	746
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11211 72 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0B4

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 15

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