

## \$229,800 - 213 7711 71 Street, Edmonton

MLS® #E4440412

**\$229,800**

2 Bedroom, 2.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to Elements at Urban Village; a modern, well-maintained building in desirable King Edward Park. An inviting home offering both function and space, with 2 bdrms & 2 bths, a well equipped kitchen with plenty of cupboards & quartz counter tops, along with a generously sized island overlooking the spacious great room, perfect for entertaining guests or stretching out. Step out onto the large balcony and soak up the long days of summer. Convenience is key with the in-suite laundry room with plenty of storage. Retreat to the primary bdrm complete with a walk-through closet & 4-pce ensuite. A spacious additional bdrm & adjacent 4-pce bth is located on the opposite end of the unit. Parking? No worries, with a heated underground titled parking stall and a titled surface stall. Located near schools, shops & LRT. Enjoy the close proximity to Whyte Ave, Downtown, Ritchie Market & Mill Creek Ravine. Quick access to the Henday, Whitemud, & Sherwood Park Freeway. The Living is easy in this well-connected home.

Built in 2017

### Essential Information

MLS® # E4440412

Price \$229,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 840                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 213 7711 71 Street |
| Area        | Edmonton           |
| Subdivision | King Edward Park   |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6B 3W3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Heated, Stall, Underground, See Remarks   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 17        |
| Condo Fee      | \$507          |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT