

## \$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	3
Zoning	Zone 17
Condo Fee	\$507

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 June 8th, 2025 at 4:32am MDT