

# \$409,900 - 3520 71 Street, Edmonton

MLS® #E4439401

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,114 sqft  
Single Family on 0.00 Acres

Lee Ridge, Edmonton, AB

Welcome to Lee Ridge, offering a great location to schools, shopping, transit and more. The welcoming front exposure leads to a bright and warm interior with tons of opportunity to make it your own. 3 bedrooms upstairs and the potential for more in the basement offers the chance for a 5 bedroom home if wanted. The front and back yard are spacious and boast a nicely oversized double car garage.

Built in 1974

## Essential Information

MLS® #	E4439401
Price	\$409,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

## Community Information

Address 3520 71 Street



Area	Edmonton
Subdivision	Lee Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0M7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Garage Opener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 29

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Listing information last updated on June 6th, 2025 at 12:47am MDT