

## \$399,000 - 3214 71 Street, Edmonton

MLS® #E4463802

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

Welcome to this beautifully UPDATED home in the heart of Mill Woods! Featuring a total of 5 spacious bedrooms, 2 baths, and a bright open layout, this property offers comfort and functionality for multi-families and or investors. The main/upper level kitchen boasts modern appliances, ample cabinetry, and direct access to the sunny backyard—perfect for entertaining or relaxing. The upper levels also boast 3 bedroom and an updated bathroom. Enjoy the cozy living room with large windows and a finished basement featuring a separate side entry from the side with 2 bedrooms and a full kitchen. Not to mention, composite decking in the front and side of the home. Conveniently located near schools, parks, shopping, and public transit. Move-in ready with recent updates and tons of curb appeal! Don't miss your chance to own a great home in a quiet, family-friendly neighbourhood.

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463802  |
| Price          | \$399,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,070     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1974          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3214 71 Street |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 1K9        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | R.V. Storage, See Remarks                  |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Fireplace    | Yes                                                                                             |
| Fireplaces   | Insert                                                                                          |
| Stories      | 3                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

Date Listed           October 28th, 2025

Days on Market     7

Zoning               Zone 29

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 November 4th, 2025 at 4:48pm MST