# \$450,000 - 11916 71 Street, Edmonton

MLS® #E4429750

## \$450.000

6 Bedroom, 3.00 Bathroom, 2,448 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

This 2-storey gem is neat and bright, With room to grow and feel just right. Up above, there's space to spare, With cozy vibes and stylish flair. Down below, a legal suiteâ€" Two bedrooms waiting, clean and sweet. Unfinished now, a blank new slate, Add your touch and make it great! Live upstairs, rent out the rest, Or build it out just how you'd best. A savvy move, a smart design, A place to live and earn in time! Granite counters, sleek and strong, Hardwood floors that run so long. Huge bedrooms, light and airy too, A perfect fit for all you do!



#### **Essential Information**

MLS® # E4429750 Price \$450,000

Bedrooms 6

Bathrooms 3.00

Full Baths 3

Square Footage 2,448

Acres 0.00 Year Built 2011

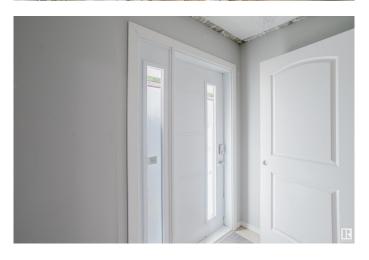
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







# **Community Information**

Address 11916 71 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton **ALBERTA** County

Province AB

Postal Code T5B 1W7

## **Amenities**

**Amenities** Ceiling 9 ft., Deck, Fire Pit, Hot Water Natural Gas, Insulation-Upgraded,

Skylight, Sunroom, Vinyl Windows

**Parking** Single Garage Detached

#### Interior

Interior Features ensuite bathroom

**Appliances** Dishwasher-Built-In. Dryer, Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Washer, Window Coverings

Forced Air-2, Natural Gas Heating

Yes Fireplace

**Fireplaces** Wall Mount

Stories 2 Has Suite Yes Has Basement

Yes

Full, Partially Finished Basement

#### **Exterior**

Exterior Wood, Concrete

Exterior Features Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Paved Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Lot Description 40x125

Roof **Asphalt Shingles** Wood, Concrete Construction

Foundation Concrete Perimeter

# **Additional Information**

**Date Listed** April 8th, 2025

Days on Market 26

Zoning Zone 06 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 May 3rd, 2025 at 11:02pm MDT