

## \$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 suite" 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!

Built in 2011

### 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
County	ALBERTA
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
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## 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
Construction	Wood, Concrete
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 8th, 2025
Days on Market	11
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 April 19th, 2025 at 11:47am MDT