

\$189,000 - 11940 71 Street, Edmonton

MLS® #E4429600

\$189,000

4 Bedroom, 1.50 Bathroom, 1,408 sqft
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Calling Builders & Investors! Investment or re-development opportunity! Lot size: 42 x 125. This single detached house situated in the convenient location with only minutes to public transportation, downtown, school, park, shopping & all amenities. Main floor offers living room, kitchen, 2 bedrooms & bathroom. Upper floor has 1 bedroom, kitchen & bathroom. This house needs works and is currently being sold "as is where is on possession day". No warranties or representations. Quick possession available.

Built in 1942

Essential Information

MLS® #	E4429600
Price	\$189,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active



Community Information

Address	11940 71 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1W7

Amenities

Amenities	See Remarks
Parking	Front Drive Access, Front/Rear Drive Access, No Garage, Rear Drive Access

Interior

Appliances	Hood Fan, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block, Brick

Additional Information

Date Listed	April 5th, 2025
Days on Market	15
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 20th, 2025 at 2:02pm MDT