

\$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 |

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Listing information last updated on April 20th, 2025 at 12:17pm MDT