

## \$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	28
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 7:02am MDT