\$299,900 - 11920 71 Street, Edmonton

MLS® #E4457783

\$299.900

4 Bedroom, 2.00 Bathroom, 861 sqft Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Located in the heart of Montrose, this bungalow offers a practical layout with separate upper and lower living areas, ideal for extended family or multi-generational living. The main level features two spacious bedrooms, a full bathroom, and durable laminate flooring. The lower level includes additional living space with a second kitchen, laundry, two bedrooms, a full bathroom, and large windows for natural light. The entire home is carpet-free, with laminate & vinyl flooring throughout. Reported updates around 2021 include a sump pump, weeping tile system, furnace motor, and electrical upgrades. Positioned with convenient access to Yellowhead Trail, schools, parks, and shopping, this property provides space, functionality, and versatile living arrangements.

Built in 1953

Essential Information

MLS® # E4457783 Price \$299,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 861

Acres 0.00

Year Built 1953







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

Community Information

Address 11920 71 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 1W7

Amenities

Amenities See Remarks
Parking No Garage

Interior

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-1, Natural Gas

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 15th, 2025

Days on Market 45

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 October 30th, 2025 at 4:47pm MDT