

\$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 3:02am MDT