## \$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!

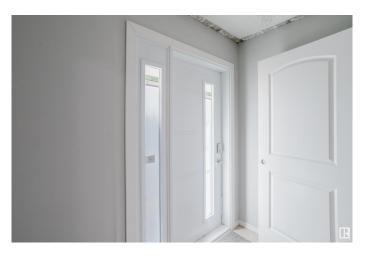




Built in 2011

## **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                   |
| Туре           | 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 Suite              | Yes   |  |
| Has Basement           | Yes   |  |
| Basement               | Full, Partially Finished  |  |
| Exterior               |   |  |
| Exterior               | Wood, Concrete  |  |
| Exterior Features      | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance<br>Landscape, Paved Lane, Playground Nearby, Public Transportation,<br>Schools, Shopping Nearby, Ski Hill Nearby |  |
| Lot Description        | 40x125  |  |
| Roof                   | Asphalt Shingles  |  |
| Construction           | Wood, Concrete  |  |
| Foundation             | Concrete Perimeter  |  |
| Additional Information |   |  |

Date ListedApril 8th, 2025Days on Market22ZoningZone 06

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Listing information last updated on April 30th, 2025 at 9:17pm MDT