# \$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 suiteâ€" 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!



#### **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

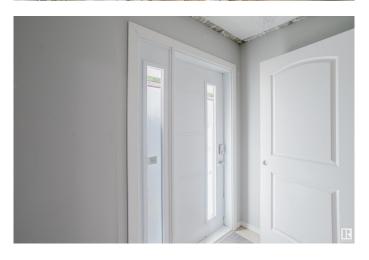
Type Single Family

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 Suite Yes
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 23

Zoning Zone 06

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