# \$2,900,000 - 430 71 Street, Edmonton

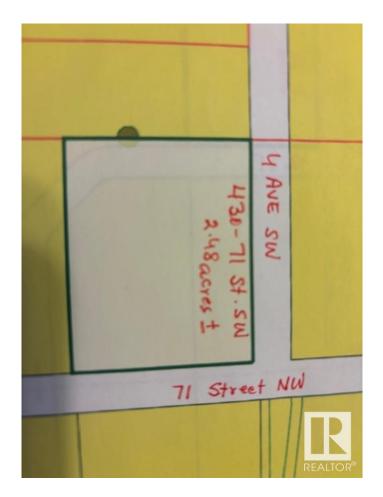
MLS® #E4411363

#### \$2,900,000

3 Bedroom, 1.50 Bathroom, 1,188 sqft Single Family on 2.48 Acres

Ellerslie, Edmonton, AB

Amazing opportunity for a investor and or a developer to rezone this corner 2.48 acres, more or less, located in the General Area of Ellerslie & 66 street schools, for future developments. There are already properties of this immediate area that already has been re-zoned and are being developed and also some properties are being re-zoned to commercial, business, mix-use zonings, apartments and townhouse type developments. Property is 2.48 acres ±, has older Bungalow about 1188 sqft, 3 Bedrooms on main floor, fully finished basement, double attached garage. Home is rented for \$1450 a month. On SW Corner of the property is a Roger's Tower Lease on the property that pays \$30,800 yearly.



Built in 1963

## **Essential Information**

| MLS® #         | E4411363    |
|----------------|-------------|
| Price          | \$2,900,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.50        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,188       |
| Acres          | 2.48        |

| Year Built | 1963                   |
|------------|------------------------|
| Туре       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

# **Community Information**

| 430 71 Street |
|---------------|
| Edmonton      |
| Ellerslie     |
| Edmonton      |
| ALBERTA       |
| AB            |
| T6X 1A3       |
|               |

## Amenities

| Amenities | See Remarks            |
|-----------|------------------------|
| Parking   | Double Garage Attached |

## Interior

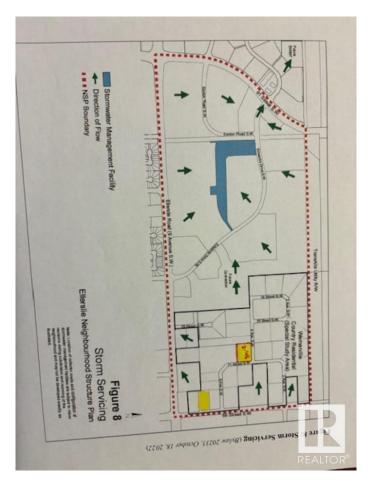
| Appliances   | See Remarks               |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Woodstove                 |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |
|              |                           |

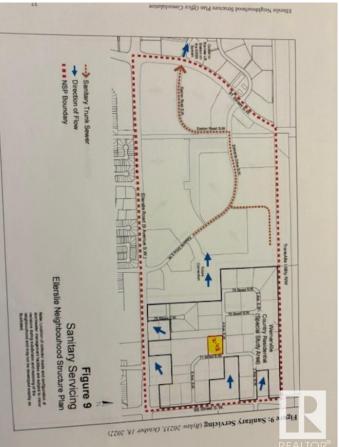
#### Exterior

| Exterior          | Wood, Stucco, Vinyl          |
|-------------------|------------------------------|
| Exterior Features | Corner Lot, Landscaped, Play |
| Lot Description   | 107,946.036 Sqft             |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco, Vinyl          |
| Foundation        | Concrete Perimeter           |

## **Additional Information**

| Date Listed    | October 22nd, 2024 |
|----------------|--------------------|
| Days on Market | 330                |





Zoning

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Listing information last updated on September 17th, 2025 at 7:17am MDT