

# \$239,900 - 11835 71 Street, Edmonton

MLS® #E4446232

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

"2" lots side by side. Present zoning (RM h16) medium scale residential. Build a residential home or property development has the flexibility to accommodate various styles of residential projects. Engage and explore...possibilities are endless with City of Edmonton zoning approval. Property's garage is in need of repair and the older home will need to be removed.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4446232        |
| Price     | \$239,900       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11835 71 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1W4             |

**Amenities**

Parking                      Double Garage Detached, Rear Drive Access

**Exterior**

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

**Additional Information**

Date Listed                July 4th, 2025

Days on Market        3

Zoning                    Zone 06

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Listing information last updated on July 7th, 2025 at 8:02am MDT