

## \$189,000 - 11940 71 Street, Edmonton

MLS® #E4429600

**\$189,000**

4 Bedroom, 1.50 Bathroom, 1,408 sqft  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Calling Builders & Investors! Investment or re-development opportunity! Lot size: 42 x 125. This single detached house situated in the convenient location with only minutes to public transportation, downtown, school, park, shopping & all amenities. Main floor offers living room, kitchen, 2 bedrooms & bathroom. Upper floor has 1 bedroom, kitchen & bathroom. This house needs works and is currently being sold "as is where is on possession day". No warranties or representations. Quick possession available.

Built in 1942

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4429600               |
| Price          | \$189,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,408                  |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11940 71 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1W7             |

## Amenities

|           |   |
|-----------|---|
| Amenities | See Remarks   |
| Parking   | Front Drive Access, Front/Rear Drive Access, No Garage, Rear Drive Access |

## Interior

|              |   |
|--------------|---|
| Appliances   | Hood Fan, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas               |
| Stories      | 2                                       |
| Has Basement | Yes                                     |
| Basement     | Full, Partially Finished                |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Block, Brick  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 06         |

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Listing information last updated on May 4th, 2025 at 1:17pm MDT