## \$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!

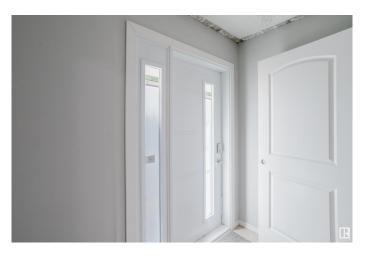




Built in 2011

## **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 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 ListedApril 8th, 2025Days on Market24ZoningZone 06

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Listing information last updated on May 2nd, 2025 at 6:32am MDT