

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

MLS® #E4446367

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

"2" lots side by side. Present zoning (RM h16). City of Edmonton Zoning Bylaw provides opportunities for a variety of housing types... Four and Eight storeys buildings, backyard housing, secondary suites, row housing, apartment housing, lodging houses, or cluster housing etc... This property development has the flexibility to accommodate various styles of residential projects with City of Edmonton zoning approval. Engage and explore...possibilities are endless. Property's garage is in need of repair and the older house will need to be removed.

## Essential Information

MLS® #	E4446367
Price	\$239,900
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	11835 71 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5B 1W4

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	4
Zoning	Zone 06

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Listing information last updated on July 8th, 2025 at 11:17am MDT