

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

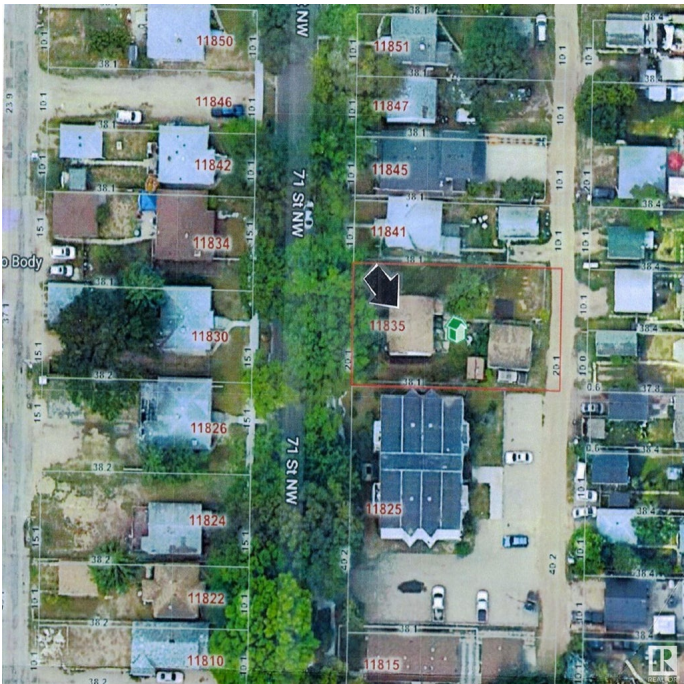
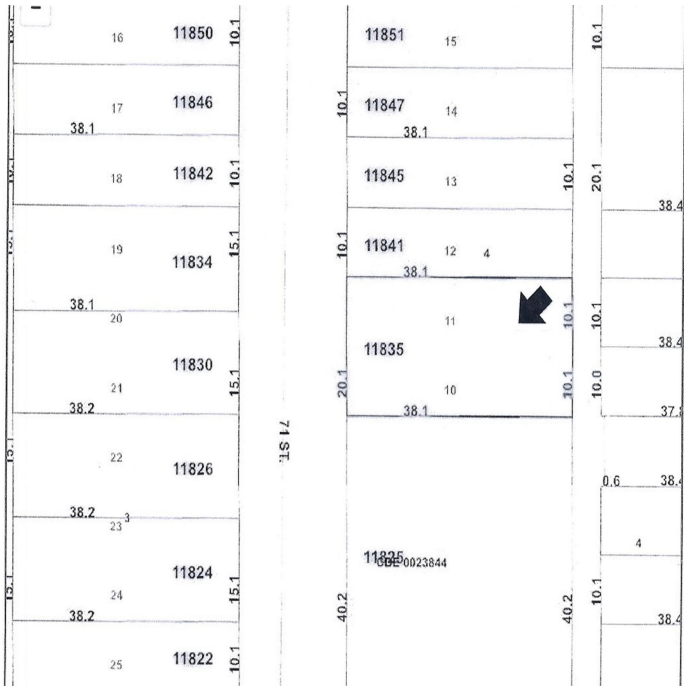
MLS® #E4446232

**\$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 1:47pm MDT