\$2,900,000 - 430 71 Street, Edmonton

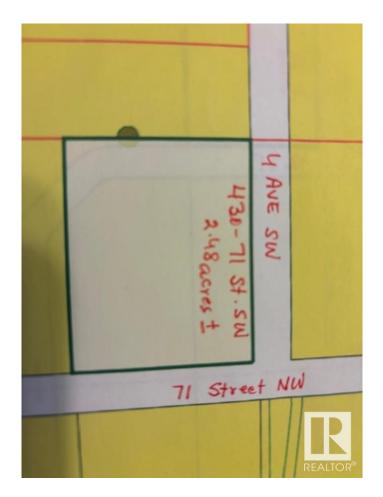
MLS® #E4411363

\$2,900,000

3 Bedroom, 1.50 Bathroom, 1,188 sqft Single Family on 2.48 Acres

Ellerslie, Edmonton, AB

Amazing opportunity for a investor and or a developer to rezone this corner 2.48 acres, more or less, located in the General Area of Ellerslie & 66 street schools, for future developments. There are already properties of this immediate area that already has been re-zoned and are being developed and also some properties are being re-zoned to commercial, business, mix-use zonings, apartments and townhouse type developments. Property is 2.48 acres ±, has older Bungalow about 1188 sqft, 3 Bedrooms on main floor, fully finished basement, double attached garage. Home is rented for \$1450 a month. On SW Corner of the property is a Roger's Tower Lease on the property that pays \$30,800 yearly.



Built in 1963

Essential Information

| MLS® # | E4411363 |
|----------------|-------------|
| Price | \$2,900,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,188 |
| Acres | 2.48 |

| Year Built | 1963 |
|------------|------------------------|
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| 430 71 Street |
|---------------|
| Edmonton |
| Ellerslie |
| Edmonton |
| ALBERTA |
| AB |
| T6X 1A3 |
| |

Amenities

| Amenities | See Remarks |
|-----------|------------------------|
| Parking | Double Garage Attached |

Interior

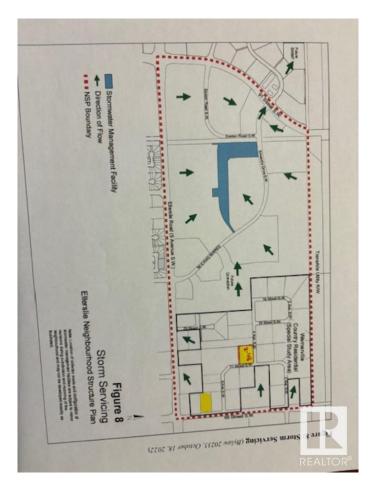
| Appliances | See Remarks |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Woodstove |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |
| | |

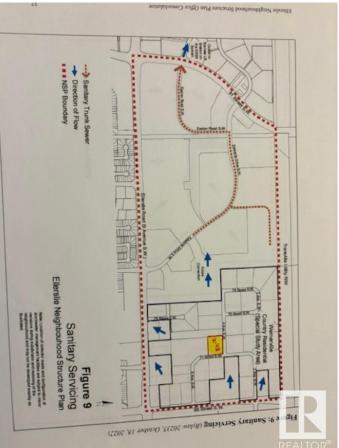
Exterior

| Exterior | Wood, Stucco, Vinyl |
|-------------------|------------------------------|
| Exterior Features | Corner Lot, Landscaped, Play |
| Lot Description | 107,946.036 Sqft |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | October 22nd, 2024 |
|----------------|--------------------|
| Days on Market | 165 |





Zoning

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Listing information last updated on April 4th, 2025 at 11:02pm MDT