

## \$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  $\hat{=}$ , 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
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	430 71 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	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	210



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2025 at 11:17pm MDT