

# \$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. Current zone residential medium scale (RM h16). Build and design several residential types or 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 house and garage 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 5

Zoning Zone 06

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Listing information last updated on July 9th, 2025 at 11:33am MDT