

\$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	190



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