

\$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

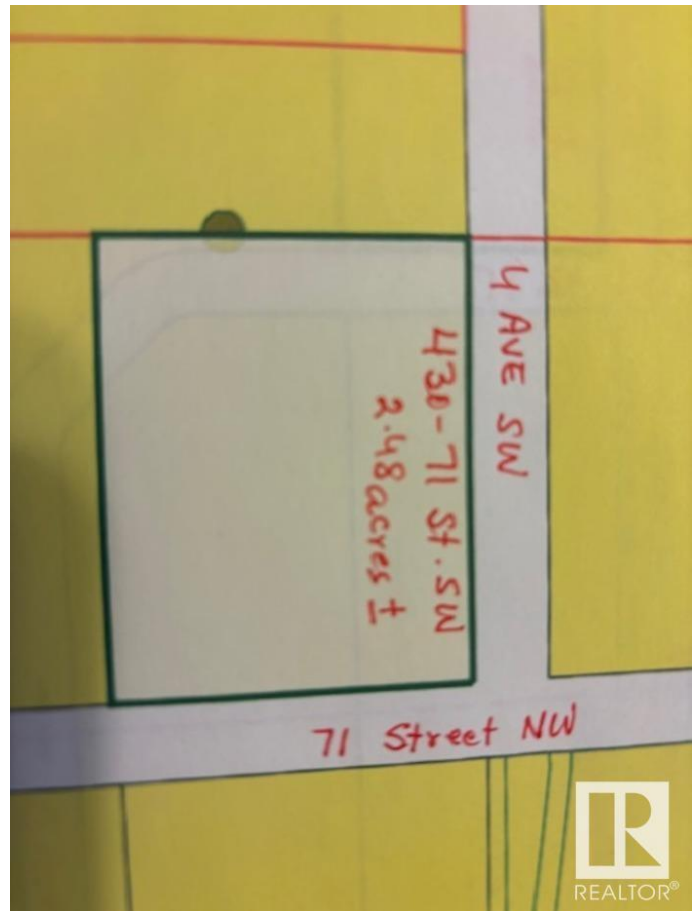
Ellerslie, Edmonton, AB

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 $\hat{A}\pm$, 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

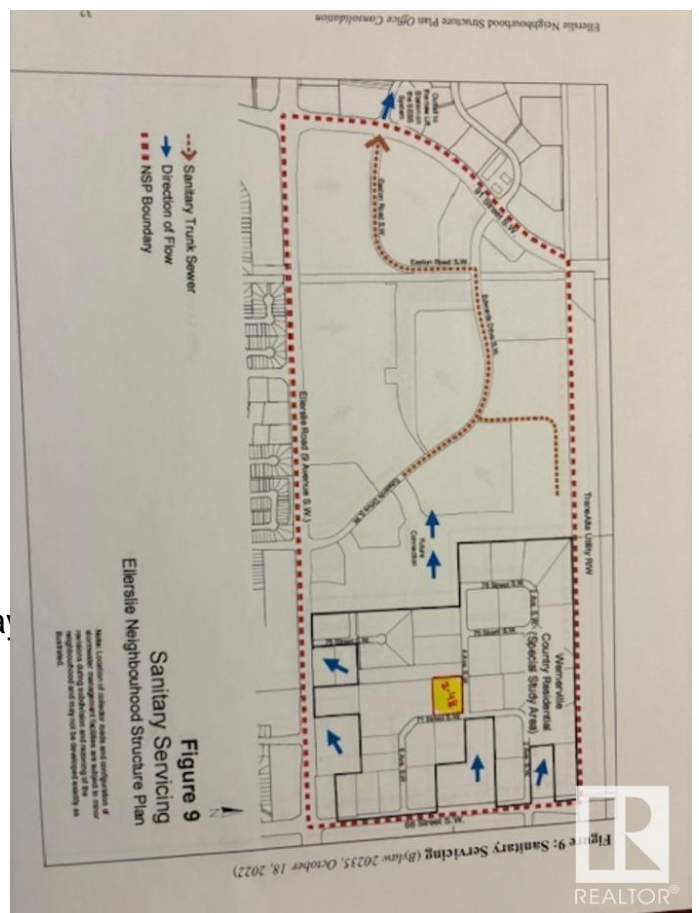
Appliances See Remarks
 Heating Forced Air-1, Natural Gas
 Fireplace Yes
 Fireplaces Woodstove
 Stories 2
 Has Basement Yes
 Basement Full, Finished

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 165



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Listing information last updated on April 5th, 2025 at 7:17am MDT