# \$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

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, Plav

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 237





