\$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, 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 236





