

## \$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 | 179                |



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Listing information last updated on April 19th, 2025 at 4:02am MDT