

# \$239,900 - 11835 71 Street, Edmonton

MLS® #E4446232

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

"2" lots side by side. Current zone residential medium scale (RM h16). Build and design several residential types or this property development has the flexibility to accommodate various styles of residential projects with City of Edmonton zoning approval. Engage and explore...possibilities are endless. Property's house and garage will need to be removed.



## Essential Information

MLS® #	E4446232
Price	\$239,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	11835 71 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1W4

**Amenities**

Parking                      Double Garage Detached, Rear Drive Access

**Exterior**

Exterior Features    Back Lane, Public Transportation, Schools, Shopping Nearby

**Additional Information**

Date Listed                July 4th, 2025

Days on Market        5

Zoning                    Zone 06

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Listing information last updated on July 9th, 2025 at 3:02pm MDT