

\$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 | 312 |



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Listing information last updated on August 30th, 2025 at 3:32am MDT