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

MLS® #E4446367

### \$239,900

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

"2" lots side by side. Current zone (RM h16). City of Edmonton Zone Bylaw provides opportunities for a variety of housing types... Four and Eight storeys, Backyard housing, Secondary suites, Row housing, Apartment housing, Lodging houses, or Cluster housing etc... 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® # E4446367 Price \$239,900

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

## **Community Information**

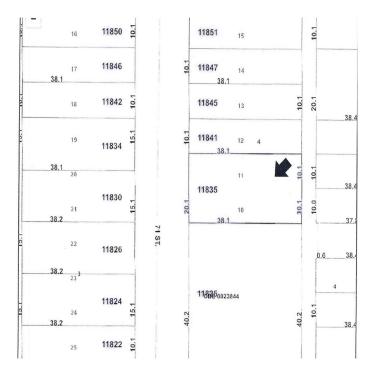
Address 11835 71 Street

Area Edmonton

Subdivision Montrose (Edmonton)

City Edmonton
County ALBERTA

Province AB





Postal Code T5B 1W4

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 14

Zoning Zone 06

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 7:47am MDT