

## \$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 284



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