

## \$299,900 - 11908 71 Street, Edmonton

MLS® #E4458441

**\$299,900**

4 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to Montrose! This charming bungalow comes with sought-after RM H16 zoning and a legal basement suite, offering both comfortable living and investment potential. The main floor features a bright, open living space with plenty of natural light, a spacious kitchen, 2 bedrooms, and a 4-piece bath. Downstairs, the fully finished suite has its own separate entrance and includes a living area, second kitchen, bedroom, and laundry—perfect for extended family or rental income. Outside, enjoy a massive backyard with garden beds, a double detached garage, and 3 additional parking spaces. Ideally located just minutes from the river valley and downtown, with schools, playgrounds, and parks nearby, this home combines urban convenience with community charm. Whether you're looking for a family home, income property, or future redevelopment opportunity, this Montrose gem delivers it all.

Built in 1953

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458441  |
| Price      | \$299,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11908 71 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1W7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Suite    | Yes                                                                                   |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stucco                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                        |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Highlands School |
| Middle     | Highlands School |
| High       | Eastglen School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 06              |

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Listing information last updated on October 1st, 2025 at 3:17am MDT