

## \$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      38

Zoning                 Zone 06

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