

## \$299,900 - 11920 71 Street, Edmonton

MLS® #E4448814

**\$299,900**

4 Bedroom, 2.00 Bathroom, 861 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Located in the heart of Montrose, this bungalow offers a practical layout with separate upper and lower living areas, suitable for extended family or multi-generational living.

The main level features two spacious bedrooms, a full bathroom, and durable laminate flooring. The lower level includes a self-contained mother-in-law suite with its own kitchen, laundry, two bedrooms, a full bathroom, and large windows that provide natural light. The entire home is now carpet-free, with laminate & vinyl flooring throughout. Updates reported around 2021 include a sump pump, weeping tile system, furnace motor, and electrical upgrades.

Positioned with access to Yellowhead Trail, schools, parks, and shopping. The property provides a combination of space, functionality, and versatile living arrangements.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448814  |
| Price          | \$299,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 861       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1953                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11920 71 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1W7             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 16              |

Zoning

Zone 06

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Listing information last updated on August 5th, 2025 at 8:17am MDT