

## \$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	7

## Zoning

## Zone 06

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