

\$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

[illegible]

Figure 9: Sanitary Servicing (Brlawn 2023, October 18, 2022)

Map 1: Location of sanitary trunk sewer and neighborhood of residential lots. The map shows the location of the sanitary trunk sewer and the direction of flow. The map includes a legend indicating the Sanitary Trunk Sewer (dashed line with arrows), Direction of Flow (solid blue arrow), and NSP Boundary (dashed red line). The map shows a residential area with streets including Elmwood Road (P. Avenue S.W.), Elmwood Road (P. Avenue S.W.), and Elmwood Road (P. Avenue S.W.). A large area is labeled 'NSP Boundary'. A specific location is marked with a yellow box and labeled '3-10-18'. A north arrow is present in the bottom right corner.

Amenities

Interior

Exterior

Additional Information

Date Listed	October 22nd, 2024
Days on Market	242

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 21st, 2025 at 6:17am MDT