

## \$307,900 - 11920 71 Street, Edmonton

MLS® #E4457783

### \$307,900

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, ideal 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 additional living space with a second kitchen, laundry, two bedrooms, a full bathroom, and large windows for natural light. The entire home is carpet-free, with laminate & vinyl flooring throughout. Reported updates around 2021 include a sump pump, weeping tile system, furnace motor, and electrical upgrades. Positioned with convenient access to Yellowhead Trail, schools, parks, and shopping, this property provides space, functionality, and versatile living arrangements.

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457783  |
| Price          | \$307,900 |
| 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    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 06              |

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Listing information last updated on September 17th, 2025 at 2:17pm MDT