

# \$239,900 - 11835 71 Street, Edmonton

MLS® #E4446367

**\$239,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

"2" lots side by side. Current zone (RM h16). City of Edmonton Zone Bylaw provides opportunities for a variety of housing types... Four and Eight storeys, Backyard housing, Secondary suites, Row housing, Apartment housing, Lodging houses, or Cluster housing etc... This property development has the flexibility to accommodate various styles of residential projects with City of Edmonton zoning approval. Engage and explore...possibilities are endless. Property's house and garage will need to be removed.

## Essential Information

MLS® #	E4446367
Price	\$239,900
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	11835 71 Street
Area	Edmonton
Subdivision	Montrose (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB



Postal Code            T5B 1W4

**Additional Information**

Date Listed            July 4th, 2025

Days on Market       18

Zoning                Zone 06

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 July 22nd, 2025 at 2:17am MDT