

\$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

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 August 5th, 2025 at 9:47am MDT