

\$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	3
Zoning	Zone 06

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