

\$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 $\hat{=}$, 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 (Brlan 2023, October 18, 2022)

Map 1: Location of existing and proposed sanitary servicing for the Ellerslie Neighbourhood Structure Plan. The map shows the location of existing and proposed sanitary servicing for the Ellerslie Neighbourhood Structure Plan. The map includes a legend for Sanitary Trunk Sewer (dashed line), Direction of Flow (blue arrow), and NSP Boundary (dotted line). Key features include the 'Ellerslie Road (P Avenue S.W.)', 'Thames Valley Way', 'M. 10, 100m W', 'M. 10, 100m E', 'M. 10, 100m S', 'M. 10, 100m N', 'M. 10, 100m W', 'M. 10, 100m E', 'M. 10, 100m S', 'M. 10, 100m N'. The map also shows the 'Ellerslie Neighbourhood Structure Plan' boundary and the 'Ellerslie Neighbourhood Structure Plan' boundary. The map is titled 'Figure 9: Sanitary Servicing (Brlan 2023, October 18, 2022)'.

Date Listed	October 22nd, 2024
Days on Market	180

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Listing information last updated on April 20th, 2025 at 5:47pm MDT