

## \$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

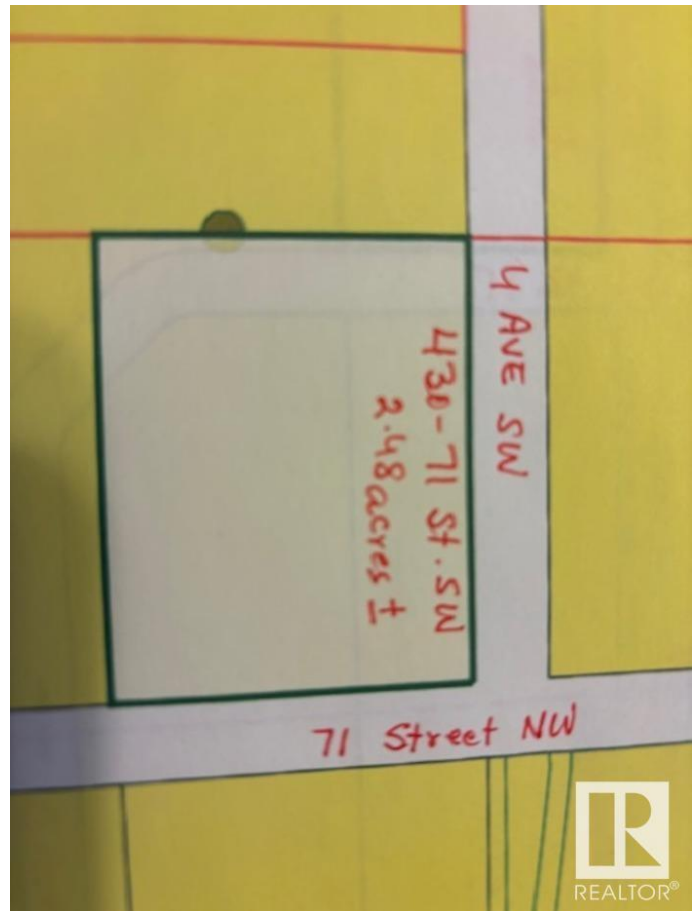
Ellerslie, Edmonton, AB

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  $\hat{A}\pm$ , 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        |





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Listing information last updated on April 4th, 2025 at 3:32pm MDT