

\$2,999,999 - 1450 34 St Sw, Edmonton

MLS® #E4445161

\$2,999,999

4 Bedroom, 2.00 Bathroom, 1,145 sqft
Single Family

Meltwater, Edmonton, Alberta

HUGE PRICE REDUCTION TO ENSURE A QUICK SALE FOR THIS VERY RARE AND VERY LUCRATIVE OFFERING! 1! 19.9 ACRES OF VERY ATTRACTIVE RE-DEVELOPMENT LAND LOCATED ONE MINUTE SOUTH OF THE NEW SOUTH EDMONTON CHARLESWORTH NEIGHBOURHOOD! This is a great opportunity for the new owner of this beautiful parcel of land. The property boasts a WALK-OUT BI-LEVEL WITH 4 BEDROOMS AND WALK-OUT BASEMENT along with a large double attached garage. The land has been annexed by the City of Edmonton and it's currently zoned Agricultural/Transitional Zoning and the City will allow a NUMBER OF DEVELOPMENTS ON THE SITE INCLUDING: RESIDENTIAL REDEVELOPMENT, RELIGIOUS ASSEMBLIES , SPORTS FACILITIES, GREENHOUSES ETC. The permitted uses are discretionary and can be found on the City of Edmonton Website. Situated Close To All Amenities Ever Desired, DO NOT MISS OUT, VIEW TODAY!! (id:6289)

Built in 1974

Essential Information

Listing #	E4445161
Price	\$2,999,999
Bedrooms	4



Bathrooms	2.00
Square Footage	1,145
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1450 34 St Sw
Subdivision	Meltwater
City	Edmonton
Province	Alberta
Postal Code	T6X1A5

Amenities

Amenities	Airport, Golf Course, Schools, Shopping, Ceiling - 9ft
Features	See remarks, Flat site, Park/reserve, Closet Organizers
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Appliances	See remarks
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
Has Basement	Yes

Listing Details

Listing Office	MaxWell Devonshire Realty
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