

\$3,800,000 - 1450 34 Street, Edmonton

MLS® #E4414127

\$3,800,000

4 Bedroom, 2.00 Bathroom, 1,145 sqft
Single Family on 0.00 Acres

Meltwater, Edmonton, AB

VERY RARE OFFERING! 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!!

Built in 1974

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4414127 |
| Price | \$3,800,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,145 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1450 34 Street |
| Area | Edmonton |
| Subdivision | Meltwater |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1A5 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Patio, See Remarks |
| Parking Spaces | 10 |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|---------------------------|
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, See Remarks |
| Exterior Features | Airport Nearby, Commercial, Flat Site, Golf Nearby, Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, See Remarks |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed November 20th, 2024

Days on Market 157

Zoning Zone 53

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 April 26th, 2025 at 3:02pm MDT