

\$2,800,000 - 1450 34 Street, Edmonton

MLS® #E4445161

\$2,800,000

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Meltwater, Edmonton, AB

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!!

Built in 1974

Essential Information

MLS® #	E4445161
Price	\$2,800,000



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	July 1st, 2025
Days on Market	135
Zoning	Zone 53

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