

## \$3,750,000 - 3110 41 Avenue Sw, Edmonton

MLS® #E4333191

**\$3,750,000**

4 Bedroom, 3.00 Bathroom, 3,479 sqft

Single Family on 50.15 Acres

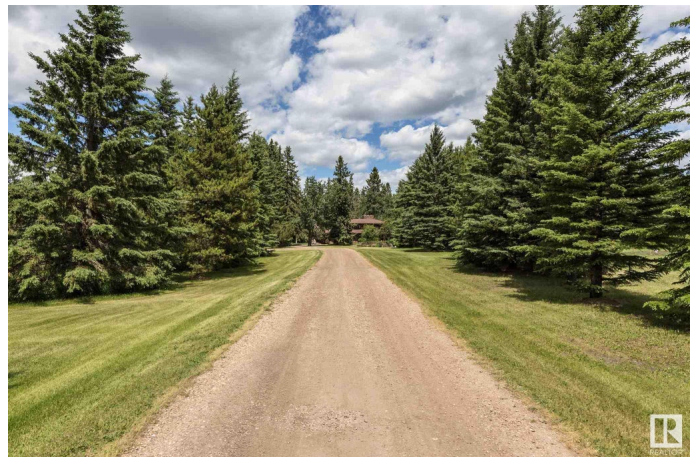
Decoteau, Edmonton, AB

Location, location, location for this 50 acre parcel is outstanding. This land is in the city of Edmonton and is on the corner of 2 major intersections being 41 Avenue and 34 street. The land has 1/2 mile of 41 Ave frontage. Located a few miles east of the New Amazon Warehouse on 41 Avenue. The land was annexed into the city of Edmonton, it's currently zoned agricultural/transitional zoning, and the city would allow a number of developments on the site: Single family home with outbuilding(s), a religious assembly, soccer field(s), greenhouse, ect. The permitted and discretionary uses can be found through the cities website. Show and sell with confidence.

Built in 1977

### Essential Information

MLS® #	E4333191
Price	\$3,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,479
Acres	50.15
Year Built	1977
Type	Single Family



Sub-Type	Residential Detached Single Family
Style	2 Storey

### Community Information

Address	3110 41 Avenue Sw
Area	Edmonton
Subdivision	Decoteau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A5

### Amenities

Amenities	See Remarks
Features	See Remarks
Parking Spaces	50
Parking	Double Garage Attached, Insulated, Over Sized, Shop
# of Garages	2

### Interior

Interior	See Remarks
Interior Features	Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Compactor, Dishwasher-Built-In, Dryer, Garage Opener
Heating	Hot Water
Fireplace	Yes
Fireplaces	Wood, Tile Surround
# of Stories	2
Has Basement	Yes
Basement	Partly Finished, Full

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood Frame

### School Information

Elementary	Holy Family School
Middle	Holy Family School

High

W P Wagner School

### **Additional Information**

Date Listed

March 29th, 2023

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Listing information last updated on May 18th, 2024 at 8:01am MDT