\$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 123

Zoning Zone 53

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