

## \$3,600,000 - 1450 34 Street, Edmonton

MLS® #E4445161

**\$3,600,000**

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® #	E4445161
Price	\$3,600,000
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        45  
Zoning                    Zone 53

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