

\$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

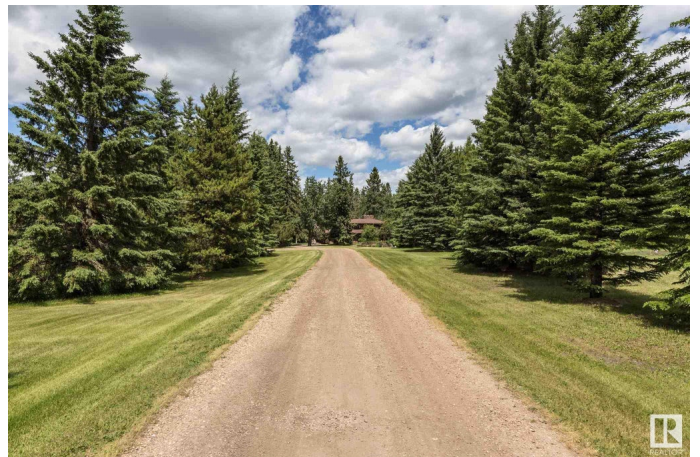
Decoteau, Edmonton, AB

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 17th, 2024 at 11:46pm MDT