



## 1602 34 Street Edmonton AB

\$2,400,000

9.9 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 Large 2256 squared foot bungalow boasting with attached garage and a LARGE INDOOR SWIMMING POOL, four bedrooms, 2 living rooms and a large open floor plan. There is a large Over-Sized Double Detached Garage next to this beautiful home along with a stunning manicured and well maintained yard that is staked out. 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, This Property is a Must See!

Listing Presented By:



Originally Listed by:

MaxWell Devonshire Realty

wally@topedmontonrealestate.com

<http://topedmontonrealestate.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)