



17604 45 Avenue Edmonton AB

\$3,498,000

IMAGINE, CREATE & DESIGN YOUR VERY OWN ESTATE & CHOOSE THE MOST PRESTIGIOUS DONSDALE RIVERFRONT ESTATE LOT TO CREATE YOUR MASTERPIECE. LOCATION, LOCATION. 2.87 acres on the North Saskatchewan River. A gated estate, a once in a lifetime dream home large enough for any family. It's the perfect time to think of building your estate today. Potentially it could be subdivided into 2 lots, or could be rezoned for future redevelopment or a great holding property. With river lots a disappearing commodity & the demand of luxury estates increasing, this is the perfect idyllic serene strategic location to create a generational estate. Edmonton's premier West End executive estate area. Quiet, secure, exclusive. Over 300 feet of river frontage. Absolutely spectacular, take the drive to 17604-45 Avenue with exceptional access to Anthony Henday, and access to all amenities including the airport, shopping, great schools & more, it makes this the only choice. Definitely a great investment in the future, timeless!

Listing Presented By:



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Century 21 Masters

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