



Edmonton Alberta

\$2,500,000

RARE OPPORTUNITY! 30 +/- ACRES RIGHT IN THE CITY OF EDMONTON!* Prime location on *17 Street SW, offering an exceptional combination of peaceful acreage living and exciting development potential. This remarkable property features a **spacious 5-bedroom home, a welcoming living area, functional kitchen, generous recreation room, and an *existing shop* offering endless possibilities for storage, hobbies, or equipment. Enjoy beautiful open spaces, a tree-lined driveway, privacy, and the convenience of being within Edmonton city limits. With its expansive landholding and strategic location, this property offers *tremendous future development potential, subject to municipal approvals. Whether you're looking for a private acreage retreat, and future possibilities, this is a rare opportunity to own a substantial piece of land in Edmonton.

**LIVE, ENJOY & GROW! (id:6769)

Bedroom 3 4.6 m X 3.06 m

Bedroom 4 3.96 m X 3.02 m

Bedroom 5 3.33 m X 2.9 m

Recreation room 8.96 m X 7.63 m

Utility room 5.28 m X 2.46 m

Living room 4.85 m X 3.87 m

Dining room 4.16 m X 3.04 m

Kitchen 4.35 m X 3.35 m

Primary Bedroom 4.18 m X 4.16 m

Bedroom 2 3.34 m X 2.94 m

Laundry room 2.63 m X 1.77 m

Listing Presented By:



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smartPRO Realty

<https://century21smart.ca/>



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