



## Edmonton Alberta

\$4,300,000

39.95 acres with gorgeous bungalow, total of 4 bedrms and 3.5 baths. Horse riding arena about 11,000 sq ft with 7 stalls, located at 860-41 Ave SW in city of Edmonton. House is open floor plan, main floor family room with gas fireplace, lovely bright kitchen with eat-up bar. 2 bedrms on main floor, master bedrm fit for a KING, with fireplace, 5 pc ensuite with his & her sinks, jacuzzi tub and walk-in closets. Fully finished basement with 2 bedrms and 3 pc bath, huge rumpus room, lots of renovations inside out in last many years. Front double garage plus another 3 car detached garage. Barn is 24x24, Horse arena about 11,000 sq ft. This is an excellent parcel of land for future RESIDENTIAL Developments. An Area Structure Plan of this Area called DECOTEAU ASP has already been approved. Great holding, developable property within city of Edmonton. (id:6769)

Family room 7.37 m X 6.46 m

Bedroom 3 2.47 m X 3.58 m

Bedroom 4 3.2 m X 3.53 m

Laundry room 2.87 m X 2.68 m

Living room 4.93 m X 3.28 m

Dining room 3.48 m X 2.4 m

Kitchen Measurements not available

Den 4.6 m X 3.33 m

Bedroom 2 3.02 m X 6.83 m

Primary Bedroom 6.4 m X 6.84 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd



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