



## Edmonton Alberta

\$4,650,000

An exceptional opportunity to own 14 acres within Edmonton city limits, complete with a private residence and strong redevelopment potential. This rare property offers space, privacy, and long-term upside. With a Neighborhood Area Structure Plan already in place, it's both an excellent holding and an immediate lifestyle choice. The land combines mature trees, wetlands, and open areas, creating endless options for recreation, storage, expansion, or a home-based business. The beautifully renovated residence is move-in ready, with generous bedrooms and additional office space. Ideally located with quick access to Anthony Henday, 23rd Avenue, 17th Street, the Meadows Community Recreation Center, shopping, schools, restaurants, and grocery stores. Whether you're seeking a private estate, space for your business, or a strategic investment, this property offers it all. (id:6769)

Family room 4.48 m X 14 m

Bedroom 4 4.49 m X 5.03 m

Bedroom 5 4.47 m X 5.06 m

Living room 5.21 m X 5.37 m

Dining room 3.18 m X 5.26 m

Kitchen 3.18 m X 5.26 m

Primary Bedroom 4.78 m X 5.27 m

Bedroom 2 4.06 m X 4.19 m

Bedroom 3 4.04 m X 4.6 m

Office 3.45 m X 5.29 m

Office 4.23 m X 5.28 m

Listing Presented By:



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MaxWell Devonshire Realty

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