

## \$3,600,000 - 1450 34 Street, Edmonton

MLS® #E4445256

**\$3,600,000**

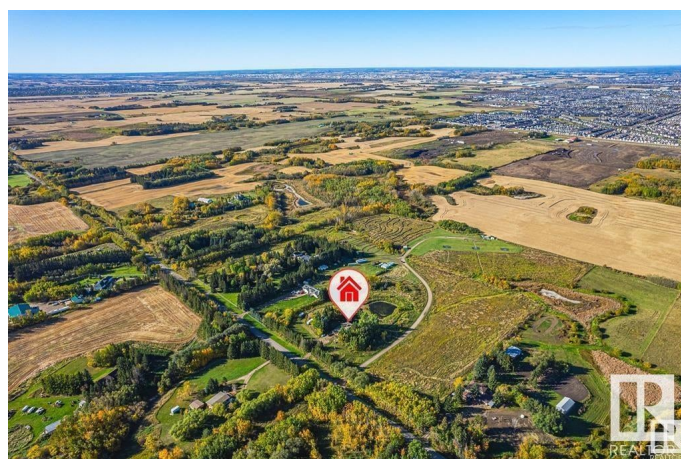
0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Meltwater, Edmonton, AB

VERY RARE OFFERING! 19.9 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 WALK-OUT BI-LEVEL WITH 4 BEDROOMS AND WALK-OUT BASEMENT along with a large double attached garage. 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, DO NOT MISS OUT, VIEW TODAY!!

### Essential Information

MLS® #	E4445256
Price	\$3,600,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial



Status                      Active

**Community Information**

Address                    1450 34 Street  
Area                        Edmonton  
Subdivision               Meltwater  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T6X 1A5

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market          76  
Zoning                      Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 15th, 2025 at 5:17pm MDT