

## \$3,750,000 - 3110 41 Av Sw, Edmonton

MLS® #E4333199

**\$3,750,000**

Bedroom, Bathroom,  
Land Commercial on 50.00 Acres

Decoteau, Edmonton, AB

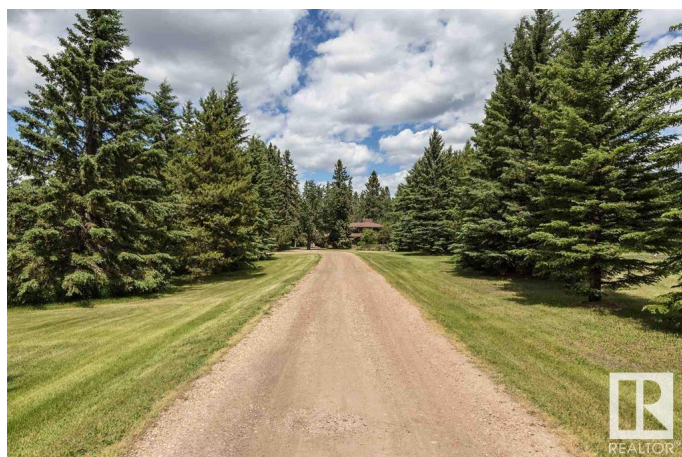
Location, location, location for this 50 acre parcel is outstanding. This land is in the city of Edmonton and is on the corner of 2 major intersections being 41 Avenue and 34 street. The land has 1/2 mile of 41 Ave frontage. Located a few miles east of the New Amazon Warehouse on 41 Avenue. The land was annexed into the city of Edmonton, it's currently zoned agricultural/transitional zoning, and the city would allow a number of developments on the site: Single family home with outbuilding(s), a religious assembly, soccer field(s), greenhouse, ect. The permitted and discretionary uses can be found through the cities website. Show and sell with confidence.

### Essential Information

MLS® #	E4333199
Price	\$3,750,000
Acres	50.00
Type	Land Commercial

### Community Information

Address	3110 41 Av Sw
Area	Edmonton
Subdivision	Decoteau
City	Edmonton



Province	AB
Postal Code	T6X 1A5

### **Additional Information**

Date Listed	March 29th, 2023
Zoning	AG

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Listing information last updated on May 15th, 2024 at 11:31pm MDT