

\$3,750,000 - 16820 41 Avenue Sw, Edmonton

MLS® #E4268253

\$3,750,000

3 Bedroom, 1.00 Bathroom, 1,795 sqft
Single Family on 17.26 Acres

Glenridding Heights, Edmonton, AB

SouthWest is the fastest growing area and most highly desired location in Edmonton. Take a LOOK! 16820-41 Av SW sits in the Windermere Area Structure Plan and Glenridding Neighbourhood Structure Plan. Includes unbeatable serene parklike area that is adjacent to the ravine and Whitemud Creek perfect for hiking and exploring! Residential Development underway just north in Stillwater and Chappelle-sits just across the ravine from this location. Land Value Only-no house value. House has long term tenant. This 17 +/- acres "zoned AG-is literally minutes to Anthony Henday, QEII, Amazon, South Edmonton Common, Nisku, Rabbit Hill and 12-minutes to Airport. Prime Land and Prime Location. Amazing opportunity to build new or buy and hold.

Built in 1953

Essential Information

MLS® #	E4268253
Price	\$3,750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,795
Acres	17.26
Year Built	1953



Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE

Community Information

Address	16820 41 Avenue Sw
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A6

Amenities

Features	See Remarks
Parking	Double Garage Detached
# of Garages	2

Interior

Interior	Linoleum
Interior Features	See Remarks
Heating	Forced Air-1
# of Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Schools, Shopping Nearby, Ski Hill, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Date Listed	October 30th, 2021
Zoning	AG

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