

Courtesy Of Chandee Buttar and Jas Ahluwalia Of Real Broker

\$1,394,000 - 2711 34 Street, Edmonton

MLS® #E4436969

\$1,394,000

4 Bedroom, 3.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Decoteau, Edmonton, AB

Welcome to an exceptional 2.51-acre property, 3.5 baths and 4 bedrooms, beautifully maintained and ideally located at the corner of 34 St & 28 Ave SW in Southeast Edmonton's Decoteau area. Just minutes from Ellerslie, 50 Street, Charlesworth, 17th Street, and local amenities, this one-of-a-kind acreage offers the perfect blend of rural charm and urban accessibility. This well-appointed 3-level split home features a spacious main floor with a bright living room, formal dining area, and a sunken family room with a cozy gas fireplace. The updated kitchen boasts cabinets, perfect for culinary enthusiasts. Upstairs, you'll find three bedrooms, including a master suite with a jacuzzi tub, shower, and walk-in closet, complemented by a 4-piece main bathroom. The fully finished basement an additional bedroom, a 3-piece bathroom, and a living room with a wet bar, ideal for entertaining. Enjoy the outdoor living with a large concrete pad, two gazebos and a spacious gravel parking lot and much more.

Built in 1988

Essential Information

MLS® #	E4436969
Price	\$1,394,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,044
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	2711 34 Street
Area	Edmonton
Subdivision	Decoteau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A5

Amenities

Amenities	Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Gazebo, Hot Water Natural Gas, Parking-Visitor, Patio, R.V. Storage, Secured Parking, Television Connection, Vacuum System-Roughed-In
Parking	Double Garage Attached, Front Drive Access, Over Sized, Parking Pad Cement/Paved, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Commercial, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Private Setting, Recreation Use, Subdividable Lot, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	Zone 53

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