

Courtesy Of Chandee Buttar 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	32
Zoning	Zone 53

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