



**JUDICIAL SALE**  
**FUTURE DEVELOPMENT LAND**  
**+/- 50 ACRES**  
**\$3,750,000.00**

**3180 34 STREET SW,  
EDMONTON, AB**

ANTHONY HENDAY (66,150 VPD)

ELLERSLIE ROAD SW (24,500 VPD)

50 STREET SW (15,800 VPD)

34 STREET SW (1,200 VPD)

**50 ACRES**

41 AVENUE SW

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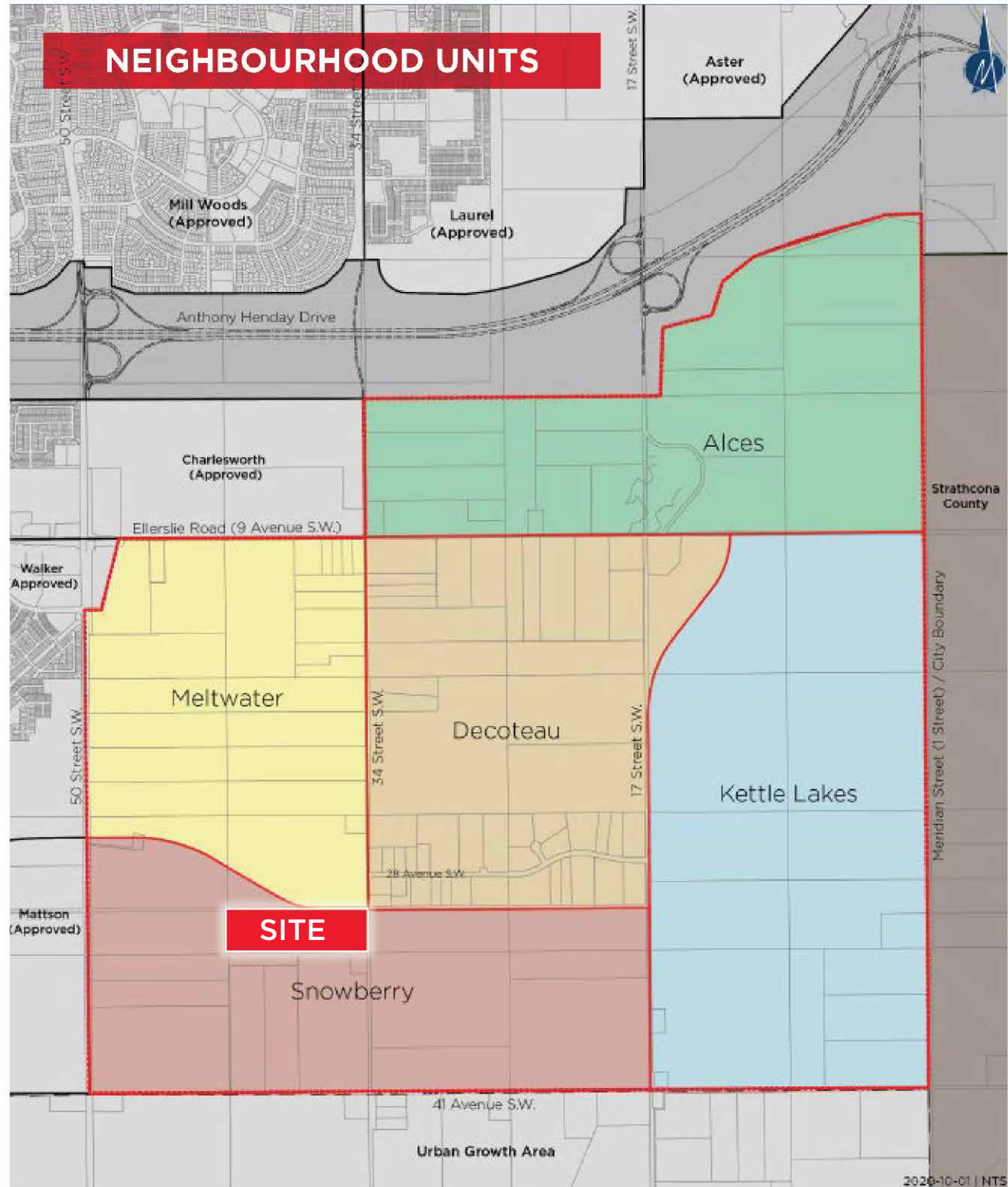
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## PROPERTY HIGHLIGHTS

Judicial Sale. +/- 50 Acres in southeast Edmonton. This is an opportunity to join some of the city's largest land developers in creating a community in one of Edmonton's fastest growing areas.

Located in the Decoteau ASP, the current (AG) zoning of this rectangular parcel permits business uses such as farms, greenhouses, and small animal breeding facilities, as well as home based businesses in the interim with a vision for future residential development. With a residence on site surrounded by mature trees in all directions this property can be made available immediately.





## PROPERTY DETAILS

### ADDRESS

3180 34 Street SW, Edmonton, AB

### LEGAL DESCRIPTION

Quarter NE, Section 13, Township 51,  
Range 24, Meridian 4  
LINC # 022 453 724

### PROPERTY TAXES

\$5,937.73 (2023)

### ZONING

Agricultural Zone (AG)

### AREA

Decoteau approved ASP

### NEIGHBORHOOD

Snowberry

### BUILDINGS ON SITE

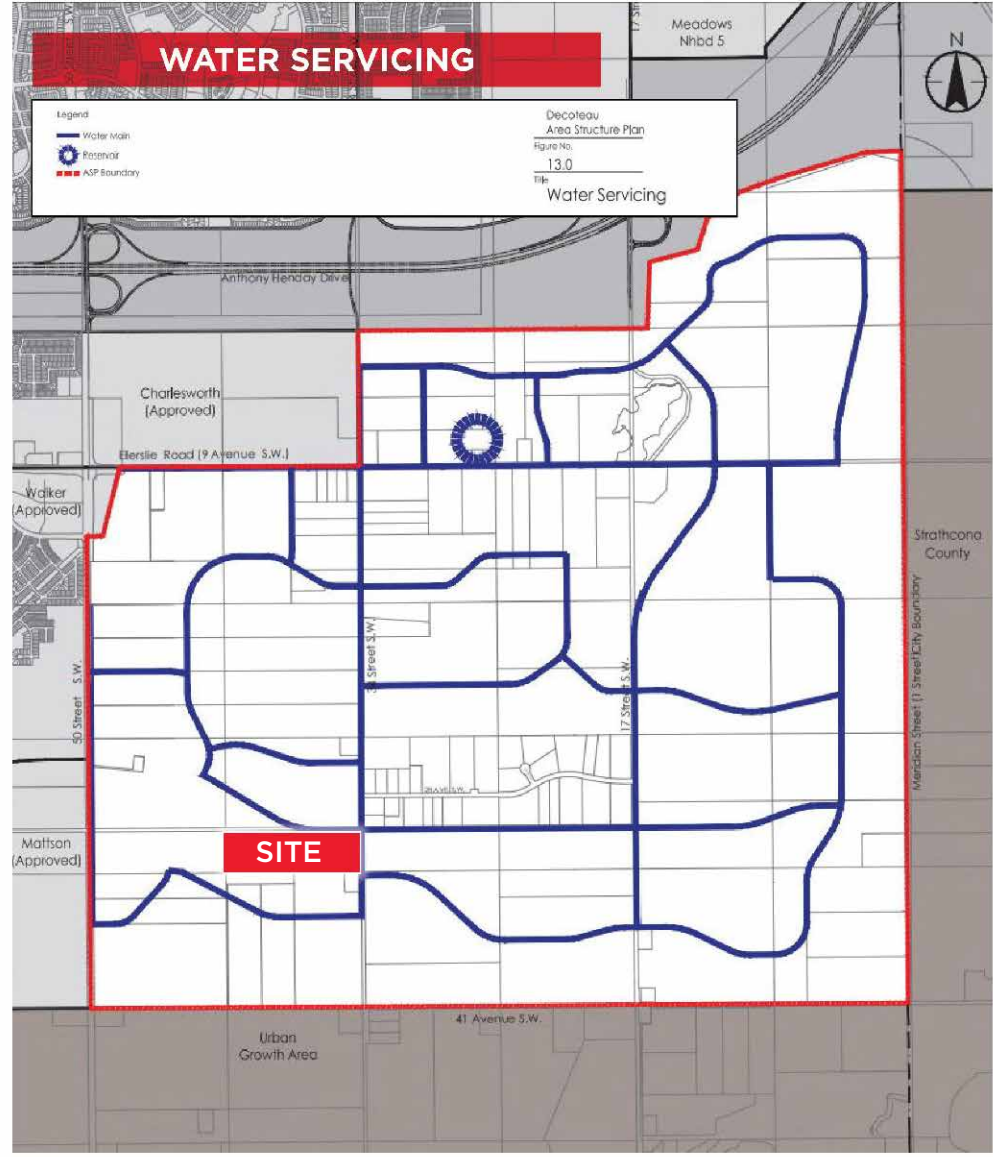
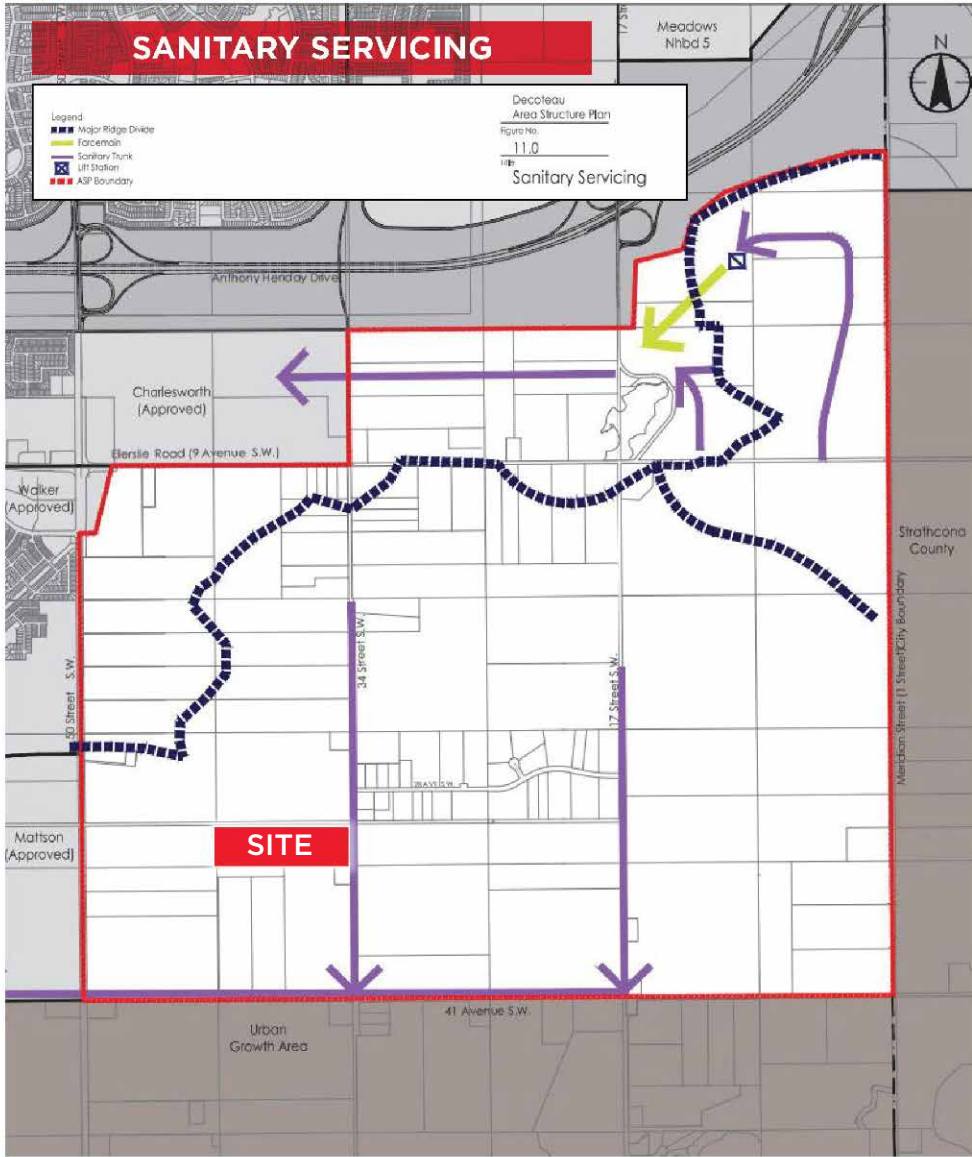
One single family residence built in  
approximately 1975  
One triple detached garage  
Both nearing the end of useful  
economic life

### SIZE

49.96 Acres (more or less)

### SALE PRICE

\$3,750,000.00



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