

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

MLS® #E4196644

\$3,750,000

3 Bedroom, 1.00 Bathroom, 1,795 sqft
Single Family on 0 Acres

Glenridding Heights, Edmonton, AB

17.27 acres more or less located in SW-Edmontonâ€™s Windermere at 16820-41 Av SW. Exceptional opportunityâ€™this land is adjacent to massive park/creek-within both the Windermere Area Structure Plan (ASP) and the Glenridding Ravine Neighbourhood Structure Plan (NSP). \$3,750,000 or \$217,000/acre. Rental income of \$1800.00 per month for home/buildings. Selling LAND VALUE-ONLY-buildings are sold-as-is/where-is-basis-no-building-warranty-or-value. Zoned AG. Minutes to QEII, International Airport, Premium Outlets, Amazon, schools, shopping, three golf courses. EXCEPTIONAL INVESTMENT opportunity.

Built in 1953

Essential Information

MLS® #	E4196644
Price	\$3,750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,795
Acres	0.00
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
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	1

Exterior

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

Additional Information

Zoning	AG
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Listing information last updated on October 27th, 2020 at 8:46pm MDT