

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 |
|----------|-------------|

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | 31             |
| Zoning         | Zone 53        |

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Listing information last updated on June 15th, 2025 at 3:02pm MDT