

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

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|----------------|----------------|
| 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 7:32pm MDT