

Courtesy Of Sally Munro Of Century 21 Masters

\$3,900,000 - 17604 45 Avenue Nw, Edmonton

MLS® #E4384005

\$3,900,000

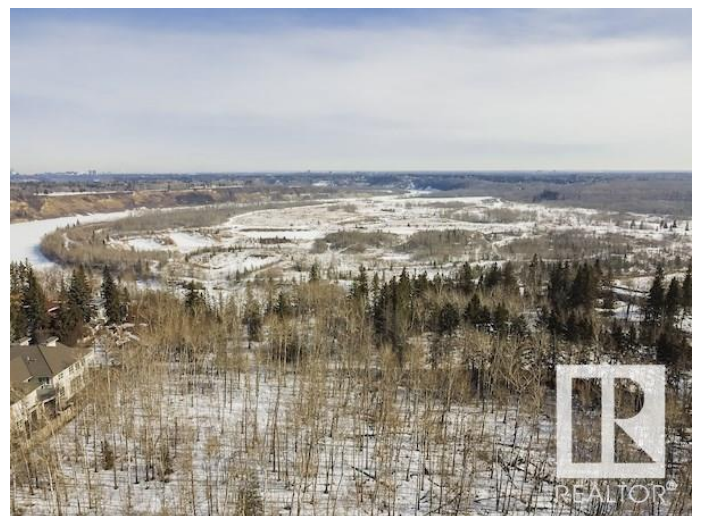
0 Bedroom, 0.00 Bathroom,
Single Family on 2.85 Acres

Donsdale, Edmonton, AB

IMAGINE, CREATE & DESIGN YOUR VERY OWN ESTATE & CHOOSE THE MOST PRESTIGIOUS DONSDALE RIVERFRONT ESTATE LOT TO CREATE YOUR MASTERPIECE. LOCATION, LOCATION. 2.87 acres on the North Saskatchewan River. A gated estate, a once in a lifetime dream home large enough for any family. It's the perfect time to think of building your estate today. Potentially it could be subdivided into 2 lots, or could be rezoned for future redevelopment or a great holding property. With river lots a disappearing commodity & the demand of luxury estates increasing, this is the perfect idyllic serene strategic location to create a generational estate. Edmonton's premier West End executive estate area. Quiet, secure, exclusive. Over 300 feet of river frontage. Absolutely spectacular, take the drive to 17604-45 Avenue with exceptional access to Anthony Henday, and access to all amenities including the airport, shopping, great schools & more, it makes this the only choice. Definitely a great investment in the future, timeless!

Essential Information

MLS® #	E4384005
Price	\$3,900,000



Bathrooms	0.00
Acres	2.85
Type	Single Family
Sub-Type	Vacant Lot/Land

Community Information

Address	17604 45 Avenue Nw
Area	Edmonton
Subdivision	Donsdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 4N3

Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, Golf Nearby, Park/Reserve, Ravine View, River Valley View, River View, Schools, Shopping Nearby

Additional Information

Date Listed April 25th, 2024

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Listing information last updated on October 31st, 2024 at 6:01pm MDT