# \$8,400,000 - 16815 41 Avenue, Edmonton

MLS® #E4453724

### \$8,400,000

3 Bedroom, 2.50 Bathroom, 2,881 sqft Single Family on 0.00 Acres

Edmonton South Central, Edmonton, AB

Welcome to 38 acres of lifestyle and opportunity in SW Edmonton! This incredible property features a thriving 600-stall RV storage business along with a 2,881 sq. ft. 2-storey home filled with charm and character. Inside, you'II find 3 spacious bedrooms, stunning décor, and a pristine layout designed for both comfort and style. The outdoors are built for entertaining with a massive deck, built-in heated pool, hot tub, and firepit area offering serene country views. A double attached garage and triple detached garage provide endless space for horses, vehicles, storage, toys, and hobbies. Perfectly blending modern country living with business potential, this estate is truly one of a kindâ€"minutes from the city yet offering privacy, income, and resort-style amenities right at home. This is a rare opportunity to own an established business and a dream property in one package. Ideal for families, entrepreneurs, or investors seeking a versatile acreage retreat with unlimited possibilities.







Built in 1982

#### **Essential Information**

MLS® # E4453724 Price \$8,400,000

Bedrooms 3

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 2,881 Acres 0.00 Year Built 1982

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 16815 41 Avenue

Area Edmonton

Subdivision Edmonton South Central

City Edmonton
County ALBERTA

Province AB

Postal Code T6Y 0H9

### **Amenities**

Amenities Air Conditioner, Closet Organizers, Detectors Smoke, Fire Pit, Hot Tub,

No Smoking Home, Parking-Extra, Patio, Pool-Outdoor, R.V. Storage,

Vaulted Ceiling, Walkout Basement

Parking Double Garage Attached, Triple Garage Detached

Has Pool Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, See Remarks,

Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert, Woodstove

Stories 2
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Brick

Exterior Features Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced,

Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot,

See Remarks

Roof Asphalt Shingles

Construction Wood, Brick

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 19th, 2025

Days on Market 71

Zoning Zone 32

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