

Legend

1115 34 Street SW

Access via

- Major Arterial Road
- 50 Street Interchange

Points of Interest

- Banks
- Parks / Green Areas
- Food & Retail
- Acreage
- Pond/Lake
- Schools



AMENITIES WITHIN 5 MINUTES

1115 34 Street SW is strategically located to provide peaceful living, while also offering numerous convenient amenities within a five minute drive. Great potential for a future multi-family site.



ACCESS TO ANTHONY HENDAY

The vital Anthony Henday route is easily accessible via 50th Street offering convenient access to the city centre, and main highways including the QEII and the Yellowhead.



IVOR DENT SPORTS PARK

The Ivor Dent Sports Park is a multi-sport and athletic site which hosts many sports teams and tournaments. This enormous park is only a four minute drive, ensuring recreation is easily available.

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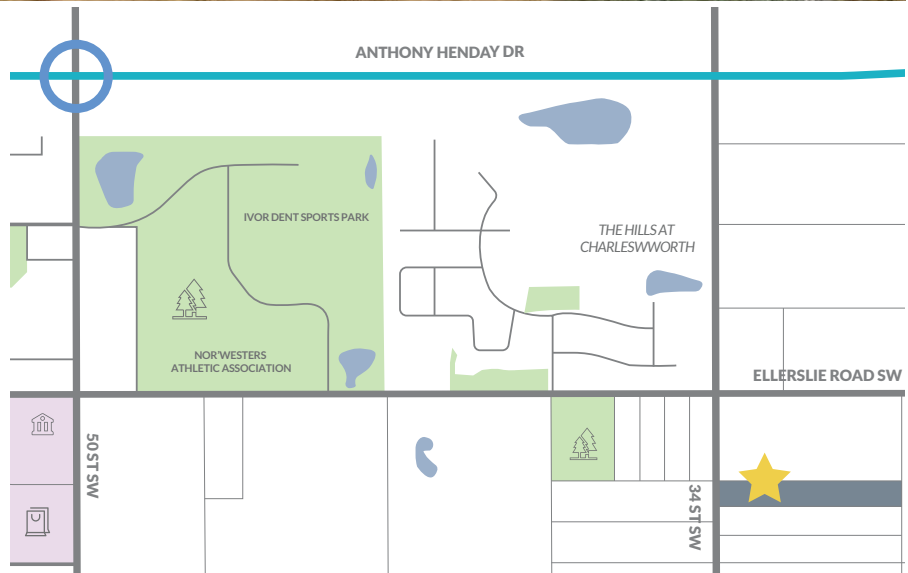


**6.6 Acres
A Rare Opportunity**

1115 34 Street SW offers a rare opportunity for investment within the city limits of Edmonton. Enjoy the serenity of 6.6 acres with great amenities only a five minute drive away.

Strategically located within a four minute drive of the Anthony Henday, this property offers easy access to the rest of the city, and other major routes including the QEII and Yellowhead. The Ivor Dent Sports Park offers great recreation opportunities and the beautiful Eagle Rock Golf Course is only a 10 minute drive.

A prime development, and currently zoned Agriculture, this property has great investment potential.



Shopping Five Minutes Away



Ivor Dent Sports Park



Easy Access to Anthony Henday



Agriculturally Zoned



Future Multi-Family Opportunities



Great Investment Opportunity

Municipal Address: 1115 - 34 St SW, Edmonton, AB

Zoning: AG

Legal Description: Lot 7, Block, Plan 0023354

Area: 23,966.506 m²

Neighbourhood: Decoteau

Current Bylaw: 12800

Plan in Effect: Decoteau ASP