

## \$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'll 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 kind—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 | 72                |
| Zoning         | Zone 32           |

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Listing information last updated on October 30th, 2025 at 7:32am MDT