

\$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

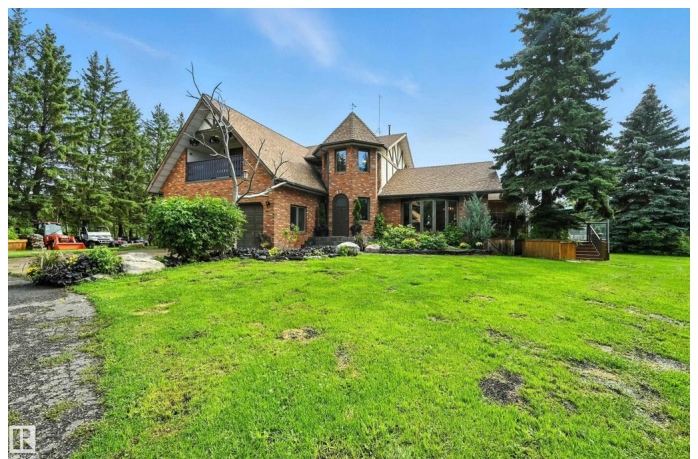
Edmonton South Central, Edmonton, AB

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	86
Zoning	Zone 32

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