

## \$2,099,000 - 24703 Meridian Street, Edmonton

MLS® #E4463603

**\$2,099,000**

4 Bedroom, 4.00 Bathroom, 2,482 sqft

Single Family on 0.00 Acres

Edmonton Energy And Technology Park,  
Edmonton, AB

80 Acres Within City Limits! This exceptional property offers the perfect blend of country tranquility and city convenience. The 2,481 sq. ft. fully finished bungalow features an oversized double attached garage with in-floor heating and an impressive 5,186 sq. ft. shop, ideal for a home-based business or extra storage. Inside, youâ€™™ find 4 bedrooms, 5 bathrooms, and 3 fireplaces, creating a warm and inviting atmosphere throughout. The main floor showcases vaulted ceilings, gleaming hardwood floors, a spacious dining area, and a den perfect for a home office. The primary suite includes a luxurious 5-piece ensuite and his & hers closets. The walkout basement offers a large family recreation room and access to a patio area with stunning scenic views. Enjoy peaceful surroundings from the covered upper deck while overlooking your 80-acre property. A rare opportunity to own this one-of-a-kind estate within city limitsâ€™™space, comfort, and endless potential await!

Built in 2003

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4463603    |
| Price  | \$2,099,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,482                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 24703 Meridian Street               |
| Area        | Edmonton                            |
| Subdivision | Edmonton Energy And Technology Park |
| City        | Edmonton                            |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T5Y 6E8                             |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Deck, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached, Over Sized                                         |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas, See Remarks                                                                                     |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Brick Facing, Mantel                                                                                                                             |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Brick, Vinyl                  |
| Exterior Features | Landscaped, Level Land, See Remarks |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Brick, Vinyl                  |
| Foundation        | Insulated Concrete Form             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 50            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 1:17am MDT