\$5,995,000 - 2506 195 Avenue, Edmonton

MLS® #E4436505

\$5,995,000

0 Bedroom, 0.00 Bathroom, Business with Property on 0.00 Acres

Rural North East South Sturgeon, Edmonton, AB

Development Opportunity â€" 57.76 Acres Within Edmonton City Limits Located in the high-growth Horse Hill area, this 57.76-acre parcel presents a rare and strategic opportunity to invest in land with significant development potential or to launch an agri-commercial venture such as a Controlled-Environment Agricultural Facility, Commercial Green house Operation, Vegetable Production Facility. Positioned within Edmonton city limits, the property benefits from existing infrastructure and utility services, streamlining the path toward rezoning, redevelopment, or continued agricultural use. Planned for Growth An Area Structure Plan (ASP) is already in place, supporting future land use that includes: Executive residential estates, Multi-family and single-family subdivisions, Agri-commercial and agri-tourism operations (Refer to the Horse Hill ASP website for more detailed planning documents.) Whether you're a developer, investor, or visionary landholder, this property offers both immediate utility and long-term







Built in 1904

Essential Information

MLS®#

E4436505

Price \$5,995,000

Bathrooms 0.00 Acres 0.00 Year Built 1904

Type Business with Property

Status Active

Community Information

Address 2506 195 Avenue

Area Edmonton

Subdivision Rural North East South Sturgeon

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 6M4

Exterior

Exterior Wood Frame, Modular

Construction Wood Frame, Modular

Additional Information

Date Listed May 14th, 2025

Days on Market 33

Zoning Zone 51

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Listing information last updated on June 16th, 2025 at 5:02pm MDT