

\$5,995,000 - 2506 195 Av Ne, Edmonton

MLS® #E4452624

\$5,995,000

0 Bedroom, 0.00 Bathroom, 33,360 sqft

Business on 577.60 Acres

Rural North East South Sturgeon, Edmonton, Alberta

Development Opportunity – 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-te (id:6289)

Built in 1904

Essential Information

Listing # E4452624

Price \$5,995,000



Bathrooms	0.00
Square Footage	33,360
Acres	577.60
Year Built	1904
Type	Business

Community Information

Address	2506 195 Av Ne
Subdivision	Rural North East South Sturgeon
City	Edmonton
Province	Alberta
Postal Code	T5Y6M4

Listing Details

Listing Office Initia Real Estate



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Listing information last updated on October 28th, 2025 at 8:01pm PDT