

\$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 – 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	26
Zoning	Zone 51

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 June 9th, 2025 at 3:32am MDT