# \$1,899,999 - 20510 89 Avenue, Edmonton

MLS® #E4443149

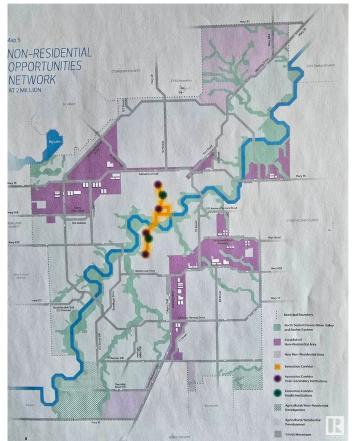
#### \$1,899,999

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Edmonton South West, Edmonton, AB

Great investment parcel, recent zoneing changes, from ag to future non-residential, part of the RABBIT HILLD DISTRICT PLAN, IN THE CITY OF EDMONTON, this 77.59 Acres. Perfect long-term hard asset investment potential for future development as southwest Edmonton expands. Close proximity to Edmonton's 77.59 Acres. Perfect longprestigious North Saskatchewan River Valley; Seller will entertain a Vendor Take-Back Mortgage; Relatively flat topography with great farmland potential; Estimated Driving Times: 12 minutes to Edmonton International Airport (YEG), 8 Minutes to Nisku, Alberta, 7 minutes to Rabbit Hill Snow Resort, 4 minute to Devon, Alberta. Legal Address: 1523717; 1; 2/ Zoning: AES (Agricultural Edmonton South). Seller open to selling adjacent 78.58 Acres. Buyer's to confirm information during their due diligence. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.





Built in 1850

### **Essential Information**

MLS® #	E4443149
Price	\$1,899,999

Bathrooms	0.00
Acres	0.00
Year Built	1850
Туре	Land Commercial
Status	Active

## **Community Information**

Address	20510 89 Avenue
Area	Edmonton
Subdivision	Edmonton South West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0K8

## Exterior

Exterior	See Remarks
Construction	See Remarks

## **Additional Information**

Date Listed	June 19th, 2025
Days on Market	14
Zoning	Zone 31

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Listing information last updated on July 3rd, 2025 at 4:17am MDT