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

MLS® #E4443149

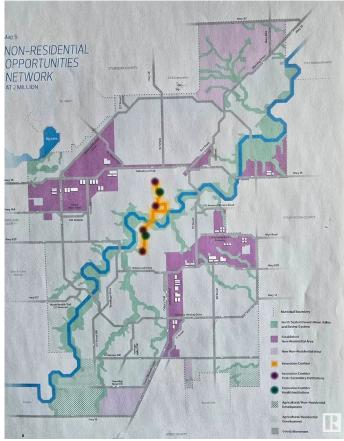
## \$1,899,999

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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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

Type 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 23

Zoning Zone 31

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Listing information last updated on July 12th, 2025 at 1:47pm MDT