# \$1,582,050 - 604 227 Avenue, Edmonton

MLS® #E4414316

### \$1,582,050

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Edmonton Energy And Technology Park, Edmonton, AB

79.5 acres. This potential industrial development site is strategically located within the Edmonton Energy and Technology Park Area Structure Plan (ASP), offering excellent access to key transportation routes. It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity. The site is minutes from Manning Town Centre and Fort Saskatchewan, close to Alberta'S Heartland, a major industrial hub. With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development. Short Legal: 4;23;54;29;SE - Zoning: AG (Agricultural).

#### **Essential Information**

MLS® # E4414316 Price \$1,582,050

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

## **Community Information**

Address 604 227 Avenue

Area Edmonton







Subdivision Edmonton Energy And Technology Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 2T8

## **Additional Information**

Date Listed November 20th, 2024

Days on Market 330

Zoning Zone 50

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 October 16th, 2025 at 2:47pm MDT