

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

MLS® #E4443149

**\$1,899,999**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

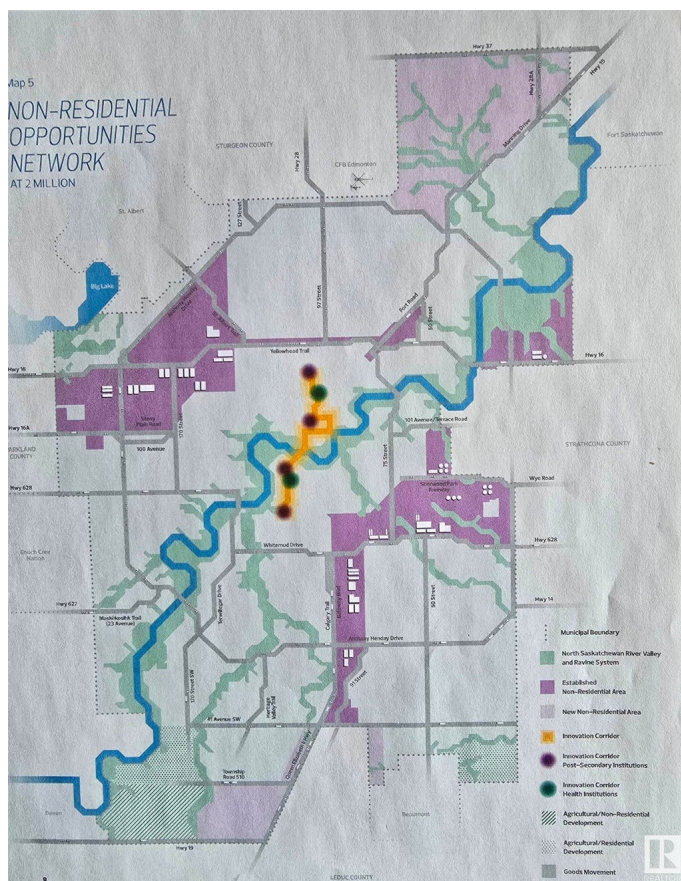
Edmonton South West, Edmonton, AB

Great investment parcel, recent zoning changes, from ag to future non- residential, part of the RABBIT HILL 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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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	66
Zoning	Zone 31

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 August 24th, 2025 at 5:47pm MDT