

# \$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 | 159                 |
| Zoning         | Zone 50             |

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Listing information last updated on April 28th, 2025 at 10:48am MDT