

## \$5,995,000 - 2506 195 Avenue, Edmonton

MLS® #E4436505

**\$5,995,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Rural North East South Sturgeon, Edmonton,  
AB

Development Opportunity – 57.76 Acres  
Within Edmonton City Limits Located in the high-growth Horse Hill area, this 57.76-acre parcel presents a rare and strategic opportunity to invest in land with significant development potential or to launch an agri-commercial venture such as a Controlled-Environment Agricultural Facility, Commercial Green house Operation, Vegetable Production Facility. Positioned within Edmonton city limits, the property benefits from existing infrastructure and utility services, streamlining the path toward rezoning, redevelopment, or continued agricultural use. Planned for Growth An Area Structure Plan (ASP) is already in place, supporting future land use that includes: Executive residential estates, Multi-family and single-family subdivisions, Agri-commercial and agri-tourism operations (Refer to the Horse Hill ASP website for more detailed planning documents.) Whether you're a developer, investor, or visionary landholder, this property offers both immediate utility and long-term

Built in 1904

### Essential Information

MLS® # E4436505



|            |                        |
|------------|------------------------|
| Price      | \$5,995,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1904                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2506 195 Avenue                 |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 6M4                         |

### Exterior

|              |                     |
|--------------|---------------------|
| Exterior     | Wood Frame, Modular |
| Construction | Wood Frame, Modular |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 51        |

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Listing information last updated on June 16th, 2025 at 1:17am MDT