

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

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MLS® #E4427198

**\$1,899,999**

0 Bedroom, 0.00 Bathroom,  
Single Family 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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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.



### **Essential Information**

MLS® #	E4427198
Price	\$1,899,999

A wide-angle photograph of a snowy rural landscape under a clear blue sky. A wire fence runs across the middle ground, with a white barn visible on the right. The foreground shows a snow-covered field with some bare patches and a shadow cast by the person taking the photo.

## Community Information

Address	20510 89 Avenue
Area	Edmonton
Subdivision	Edmonton South West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0K8

## Exterior

Exterior Features Flat Site

### Additional Information

Date Listed	March 24th, 2025
Days on Market	74
Zoning	Zone 31

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Listing information last updated on June 6th, 2025 at 10:47am MDT

