

Courtesy Of Cheryl Watt Of Initia Real Estate

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

MLS® #E4452624

\$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-te

Built in 1904

Essential Information

MLS® # E4452624



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
Construction	Wood Frame

Additional Information

Date Listed	August 12th, 2025
Days on Market	19
Zoning	Zone 51

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Listing information last updated on August 31st, 2025 at 5:32pm MDT