

\$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

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| | |
|------------|------------------------|
| 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 7:17pm MDT