

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

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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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 rural landscape in winter. The foreground is dominated by a rough, snow-covered path or ditch with patches of dry grass. A wire fence runs horizontally across the middle ground. In the background, a small white building with a red roof is visible on the right side. The sky is a clear, deep blue. The overall scene is bright and open.

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	120
Zoning	Zone 31

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Listing information last updated on July 22nd, 2025 at 1:02am MDT

