

# \$5,985,000 - 2506 195 Avenue, Edmonton

MLS® #E4378676

**\$5,985,000**

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

Rural North East South Sturgeon, Edmonton,  
AB

Exciting opportunity for investment 57.76 acres! Location & Strategic Value: The property's proximity to the Saskatchewan River Valley, major shopping centers, and recreational facilities like Ravencrest Golf Club positions it advantageously. These amenities add significant appeal and convenience for potential future residents. City Expansion: With the city's expansion plans, investing now could mean capitalizing on increased property values and development opportunities as the area grows. Area Structure Plan: The existence of an area structure plan indicates that the property is on a path for future development. This can provide a clearer idea of what types of developments might be approved and the potential value of the property. Development Flexibility: The potential for various types of developments—executive residential lots, multifamily housing, etc.—provides flexibility for tailoring investment strategies based on market demands and zoning regulations. With the price of under \$6 mil!



Built in 1904

## Essential Information

MLS® #	E4378676
Price	\$5,985,000

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	March 22nd, 2024
Days on Market	357
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 9:47am MDT