

## \$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 | 80             |
| Zoning         | Zone 51        |

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Listing information last updated on August 2nd, 2025 at 4:32pm MDT