

## **\$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 Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed.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

Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

**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	131
Zoning	Zone 31

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 August 2nd, 2025 at 11:32am MDT

