

## \$995,000 - 21150 Fort Road, Edmonton

MLS® #E4447583

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 19.00 Acres

Rural North East Horse Hills, Edmonton, AB

Great potential in this 19 acres parcel that lies within the Horse Hills area structure plan. Situated close to Highway 15, this location is only minutes to North Edmonton, Edmonton Science and Technology Park, Fort Saskatchewan and the Edmonton Institution. The Horse Hills area structure is a large scale development with mixed use commercial, residential, schools, expansive greenspace and LRT transportation. This unique plan is part of the City of Edmonton's vision for communities that provide residents with all goods, services and amenities within the district. The location boasts great highway access to the Energy Corridor and northern part of the province, all while being close to North Saskatchewan river and the natural forests and trails of the area. Currently on this AG zones property sits a home with shop, that is rentable until time of development. Great future development opportunity in the early stages of an exciting and vibrant new area! Drive-out and have a look - you won't be disappointed!

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447583  |
| Price      | \$995,000 |
| Lease Rate | \$259     |



|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 19.00           |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 21150 Fort Road              |
| Area        | Edmonton                     |
| Subdivision | Rural North East Horse Hills |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5Y 6G8                      |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 105             |
| Zoning         | Zone 51         |

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Listing information last updated on October 27th, 2025 at 11:03am MDT