

# \$1,582,050 - 604 227 Avenue, Edmonton

MLS® #E4414316

**\$1,582,050**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Edmonton Energy And Technology Park,  
Edmonton, AB

79.5 acres. This potential industrial development site is strategically located within the Edmonton Energy and Technology Park Area Structure Plan (ASP), offering excellent access to key transportation routes. It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity. The site is minutes from Manning Town Centre and Fort Saskatchewan, close to Alberta's Heartland, a major industrial hub. With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development. Short Legal: 4;23;54;29;SE - Zoning: AG (Agricultural).

## Essential Information

MLS® #	E4414316
Price	\$1,582,050
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	604 227 Avenue
Area	Edmonton



Subdivision	Edmonton Energy And Technology Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2T8

### **Additional Information**

Date Listed	November 20th, 2024
Days on Market	162
Zoning	Zone 50

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Listing information last updated on May 1st, 2025 at 12:17pm MDT