

## **\$3,502,980 - 18403 137 Avenue, Edmonton**

MLS® #E4416826

**\$3,502,980**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Anthony Henday Big Lake, Edmonton, AB

There are no other parcels of land for sale along the Anthony Henday that have this exposure and access. This is far the best location, one of the most high traffic areas and there is direct access on and off of the Anthony Henday. This newly subdivided Commercial/Industrial lot is shovel ready and is ready for immediate development. There are no off-site levies. The asking price per acre is \$495,000.00. There is a 5.34-acre parcel of land attached to this land, Buyer could have up to 12.41-acres if required. Don't miss out on this amazing opportunity. If you require a smaller piece of land, the Seller is willing to look at re-subdividing to accommodate.

### **Essential Information**

MLS® #	E4416826
Price	\$3,502,980
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### **Community Information**

Address	18403 137 Avenue
Area	Edmonton
Subdivision	Anthony Henday Big Lake



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5V 1T4

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	106
Zoning	Zone 40

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 April 18th, 2025 at 11:02am MDT