

# **\$6,340,180 - 18401 137 Avenue, Edmonton**

MLS® #E4416831

**\$6,340,180**

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. There are 2 separately titled lots; 5.34 and 7.07 acres in size. These newly subdivided Commercial Industrial lots are shovel ready for immediate development, and there are no off-site levies. If you do not require the whole 12.41-acres, the Seller is willing to do a lot line adjustment and possibly re-subdivide the land to accommodate.

## **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4416831        |
| Price     | \$6,340,180     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 18401 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 | 212               |
| Zoning         | Zone 40           |

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Listing information last updated on August 2nd, 2025 at 1:47am MDT