\$99,900 - 3523 259 Avenue, Edmonton

MLS® #E4447685

\$99,900

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Edmonton Energy And Technology Park, Edmonton, AB

Investor Alert! Own 1 acre of prime land within a titled 72-acre parcel that is perfectly positioned inside Edmonton city limits. This unique shared ownership model gives you a secure, titled stake with zero carrying costs during the projectâ€"no debt, no stress, just pure potential. The land is fully managed by professionals and kept 100% debt-free, offering a worry-free, hands-off investment. Located just 2 minutes from Anthony Henday Drive and 20 minutes from downtown Edmonton, Fort Saskatchewan, and Alberta's booming Industrial Heartland, the site is poised for rezoning and future commercial or industrial growth. Join the "Heartland Crossing" Investors Family and be part of a rare early-stage opportunity with exceptional upside!

Built in 2010

Essential Information

MLS® # E4447685

Price \$99,900

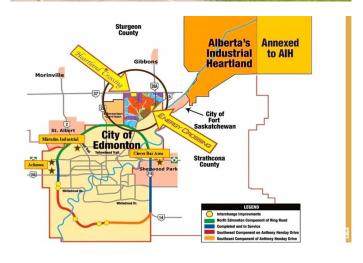
Bathrooms 0.00 Acres 0.00 Year Built 2010

Type Land Commercial

Status Active







Community Information

Address 3523 259 Avenue

Area Edmonton

Subdivision Edmonton Energy And Technology Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 6J4

Exterior

Exterior See Remarks
Construction See Remarks

Additional Information

Date Listed July 13th, 2025

Days on Market 111

Zoning Zone 50

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Listing information last updated on October 31st, 2025 at 9:47pm MDT