

Courtesy Of Ben Yovel Of Exp Realty

\$99,900 - 3523 259 Avenue, Edmonton

MLS® #E4447685

\$99,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

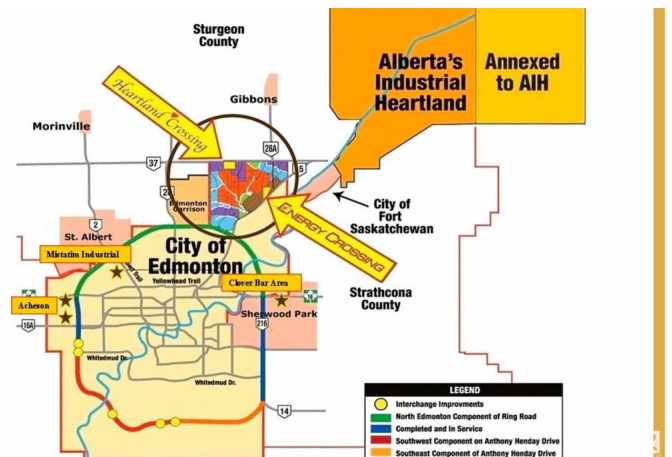
Edmonton Energy And Technology Park,
Edmonton, AB

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 project—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 18
Zoning Zone 50

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Listing information last updated on July 31st, 2025 at 12:17am MDT