

\$1,899,999 - 20510 89 Avenue, Edmonton

MLS® #E4427198

\$1,899,999

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Edmonton South West, Edmonton, AB

Great investment parcel, recent zoning changes, from ag to future non- residential, part of the RABBIT HILL DISTRICT PLAN, IN THE CITY OF EDMONTON, this 77.59 Acres. Perfect long-term hard asset investment potential for future development as southwest Edmonton expands. Close proximity to Edmonton's 77.59 Acres. Perfect longprestigious North Saskatchewan River Valley; Seller will entertain a Vendor Take-Back Mortgage; Relatively flat topography with great farmland potential; Estimated Driving Times: 12 minutes to Edmonton International Airport (YEG), 8 Minutes to Nisku, Alberta, 7 minutes to Rabbit Hill Snow Resort, 4 minute to Devon, Alberta. Legal Address: 1523717; 1; 2/ Zoning: AES (Agricultural Edmonton South). Seller open to selling adjacent 78.58 Acres. Buyer's to confirm information during their due diligence. Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.



Essential Information

MLS® #	E4427198
Price	\$1,899,999

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Listing information last updated on November 15th, 2025 at 9:02pm MST

A map of Edmonton, Alberta, showing the location of the property. The map includes labels for 'Rabbit Hill Snow Resort', 'Edmonton', 'Devon', 'Hwy 19', and 'Nisku'. A blue location pin is placed on the map, and a dashed orange line indicates a route or boundary. The map is overlaid on a satellite image of the city.