

\$99,900 - 3523 259 Avenue, Edmonton

MLS® #E4447685

\$99,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

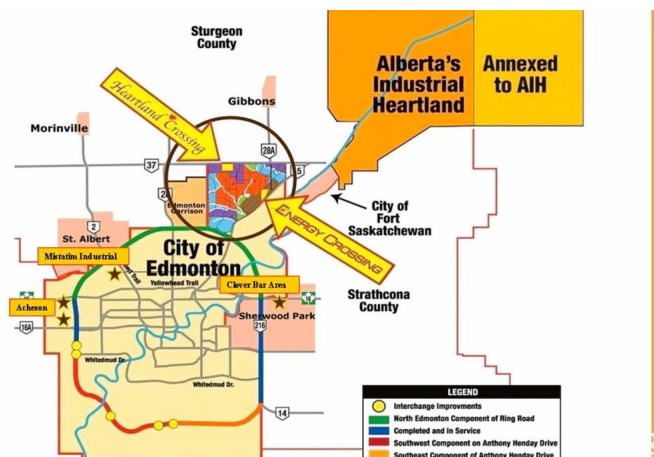
Edmonton Energy And Technology Park,
Edmonton, AB

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 | 53 |
| Zoning | Zone 50 |

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Listing information last updated on September 4th, 2025 at 8:32am MDT