

\$1,590,000 - 707 65 Avenue Nw, Edmonton

MLS® #E4460038

\$1,590,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

This 2.01 acres in Maple Ridge Industrial ASP with 4,500+ sq. ft. 2-storey home. Features 6 bedrooms, 3.5 baths, 2 kitchens, fully finished basement with separate entrance, and double attached garage. Property includes multiple outdoor sheds, double detached garage/shop, and is fully fenced. Located within Maple Ridge Area Structure Plan & Hurstwood Subdivision with DC1 zoning allowing for permitted uses such as temporary storage, general industrial use, limited contractor services, and semi-truck parking. Currently used for residential purposes but may be converted to non-residential uses, as neighbouring properties are non-residential. Close to Anthony Henday, Sherwood Park Freeway, and Whitemud Drive. Surrounded by medium and heavy industrial land with City water and sewer services planned for 2027. A unique opportunity for residential, investment, or future development within city limits.

Built in 1965

Essential Information

MLS® #	E4460038
Price	\$1,590,000
Bathrooms	0.00
Acres	0.00
Year Built	1965



Type	Industrial
Status	Active

Community Information

Address	707 65 Avenue Nw
Area	Edmonton
Subdivision	Maple Ridge Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1S1

Exterior

Exterior	See Remarks
Construction	See Remarks

Additional Information

Date Listed	September 29th, 2025
Days on Market	3
Zoning	Zone 42

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Listing information last updated on October 2nd, 2025 at 6:02pm MDT