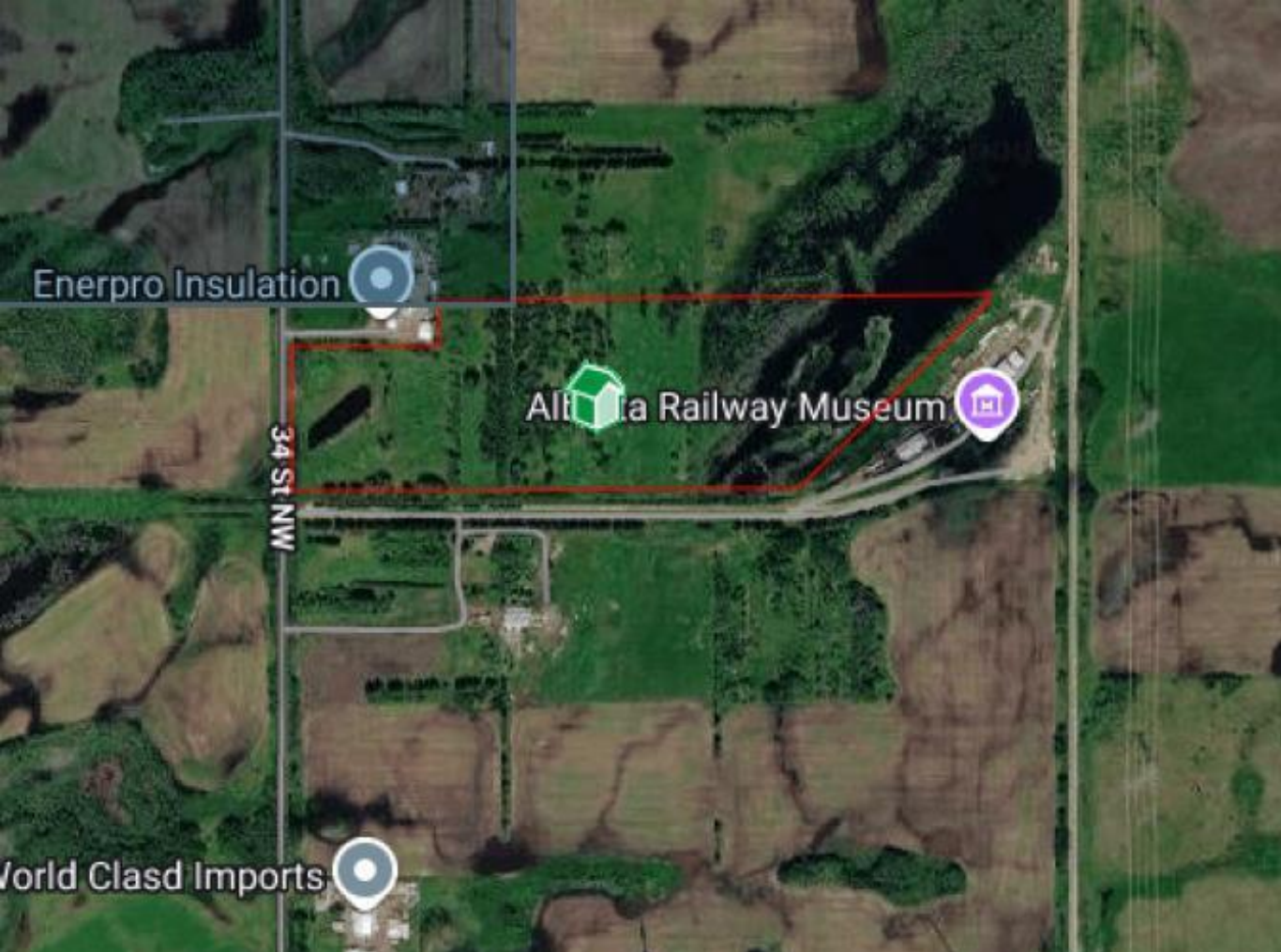




Edmonton Alberta

\$549,900

Utilize this opportunity to secure 30.13 acres of agricultural-zoned land in Edmonton's Horse Hill area. Positioned directly beside the Alberta Railway Museum. Horse Hill is one of Edmonton's designated Urban Growth Areas, with long-term planning supporting future development throughout the district. The property offers excellent accessibility with paved public road access directly to the parcel and an existing power pole installed on the property. EPCOR is currently completing infrastructure improvements along the property line, including culvert and ditch/swale upgrades, further enhancing drainage and access. Located within northeast Edmonton's evolving growth corridor, Horse Hill benefits from connectivity to Manning Drive/Highway 15, Anthony Henday Drive, Highway 28A and Highway 37, providing strong regional access. The property's proximity to existing rail infrastructure, agricultural operations and planned future development makes it an attractive opportunity for land investors, agricultural users or buyers seeking a strategic long-term land holding. (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.remax.ca/ab/stephani-e-richter-p102270891-ag#>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.