

\$99,900 - 3523 259 Avenue, Edmonton

MLS® #E4447685

\$99,900

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

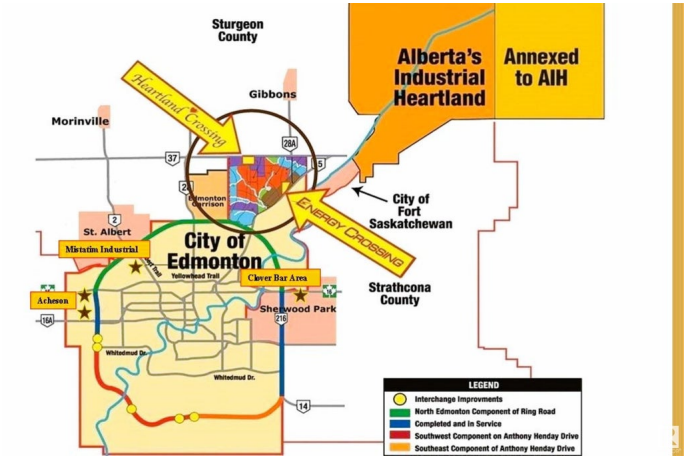
Edmonton Energy And Technology Park,
Edmonton, AB

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	35
Zoning	Zone 50

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 10:32pm MDT