

## \$99,900 - 3523 259 Avenue, Edmonton

MLS® #E4447685

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

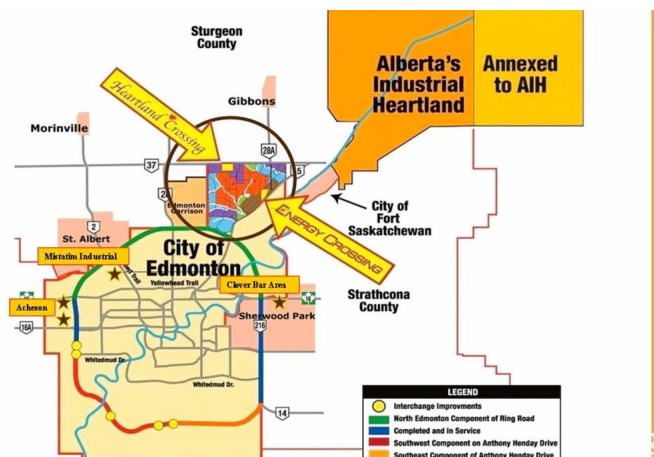
Edmonton Energy And Technology Park,  
Edmonton, AB

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	56
Zoning	Zone 50

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Listing information last updated on September 6th, 2025 at 11:17pm MDT