

Courtesy Of Ben Yovel Of Exp Realty

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

MLS® #E4447685

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

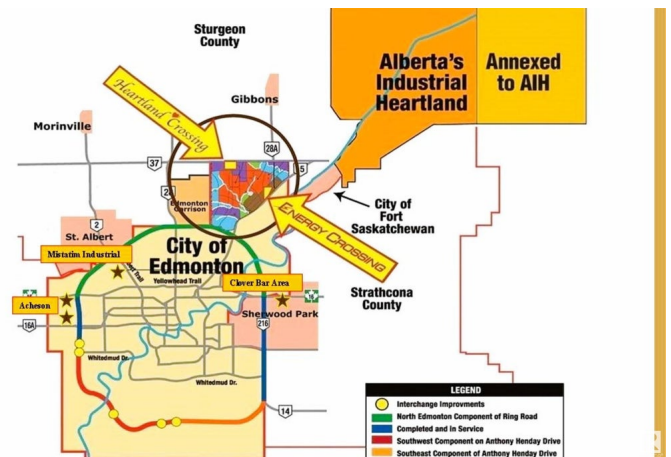
Edmonton Energy And Technology Park,  
Edmonton, AB

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 19  
Zoning Zone 50

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Listing information last updated on August 1st, 2025 at 8:03pm MDT