

## \$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 5:03pm MDT