

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

MLS® #E4447685

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

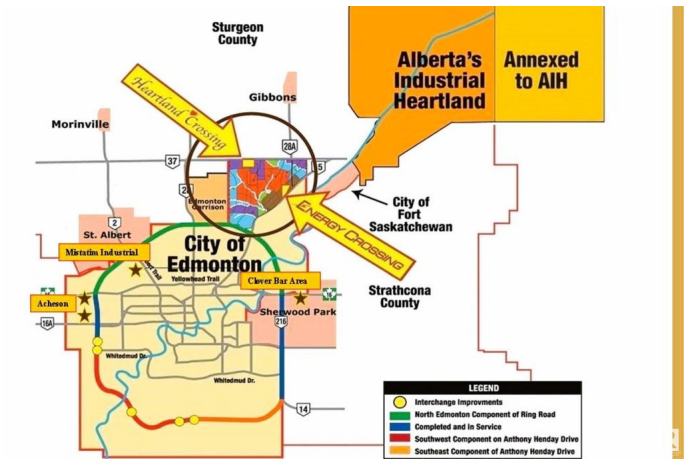
Edmonton Energy And Technology Park,  
Edmonton, AB

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 | 95              |
| Zoning         | Zone 50         |

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Listing information last updated on October 16th, 2025 at 4:47pm MDT