

# \$995,000 - 1850 Yellowhead Trail, Edmonton

MLS® #E4423242

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Clover Bar Area, Edmonton, AB

Functioning Motel and Prime Land Location!  
This property is .79 acres and located in North East Edmonton in the Cover Bar area with GREAT highway exposure North side of Yellowhead Highway. The motel consists of: 6 fully finished, one bedroom suits. There are also 2, two bedroom mobile homes included that are also fully furnished; 9 full hook up, winterized trailer park stalls (individually metered); 6 power only trader park stalls; utility room with bathroom, coin operated washer and dryer; storage sheds; RV park pylon side and overhead signage.

Built in 1971

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4423242               |
| Price      | \$995,000              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1850 Yellowhead Trail |
| Area        | Edmonton              |
| Subdivision | Clover Bar Area       |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6S 1B4  |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 35                  |
| Zoning         | Zone 43             |

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 April 2nd, 2025 at 9:47pm MDT