

## \$2,300,000 - 18403 25 Street, Edmonton

---

MLS® #E4443910

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Rural North East South Sturgeon, Edmonton,  
AB

22.76 acres back North Saskatchewan with approved ASP and Marquis community developing nearby. Large bungalow with triple attached garage and 2 shops. The property borders and includes part of the ravine overlooking a beautiful valley. @ shops 18 x 34 feet with furnace and 220v and 42 x 150 feet with gas to building. Huge upside!!



Built in 1963

### Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4443910        |
| Price      | \$2,300,000     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1963            |
| Type       | Land Commercial |
| Status     | Active          |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 18403 25 Street                 |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 6K2                         |

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        6  
Zoning                    Zone 51

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 June 29th, 2025 at 11:47am MDT