

# \$1,260,000 - 860 70 Avenue, Edmonton

MLS® #E4404988

**\$1,260,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

Excellent Truck Yard!!! If you're interested in owning 1.33 acres of IM zoned land, there are several factors to consider. The property has great access to HWY 14, Anthony Henday Drive, Whitemud Drive, and Sherwood Park Freeway. It features a high fence and lots of compacted gravel/crushed concrete, providing a secure place for parking trucks, heavy equipment or building construction. Asphalt road to the property, underground services (including city water, sewer, natural gas, and fiber optics), stormwater sewer, and excellent drainage. The landscaping and large concrete driveway add to the property's appeal.

Built in 1950

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4404988        |
| Price      | \$1,260,000     |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1950            |
| Type       | Land Commercial |
| Status     | Active          |

## Community Information

|         |               |
|---------|---------------|
| Address | 860 70 Avenue |
| Area    | Edmonton      |



|             |                        |
|-------------|------------------------|
| Subdivision | Maple Ridge Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8P 0C3                |

### **Exterior**

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2024 |
| Days on Market | 212                 |
| Zoning         | Zone 42             |

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Listing information last updated on April 5th, 2025 at 4:17pm MDT