

\$1,790,000 - 6611 8 Street, Edmonton

MLS® #E4429179

\$1,790,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

- Beautifully updated bungalow with refinished hardwood floors, roll shutters & cozy fireplace - High-efficiency furnace with HEPA filter for superior air quality - Paved asphalt driveway for added convenience - Zoned DC1
â€“ Ideal for future industrial/commercial development & Strategic location â€“ Quick access to Anthony Henday & Sherwood Park freeways - House is currently being rented out and is generating income. - 2.47 acres of land currently being used as a truck yard Whether youâ€™re looking for a great home, investment property, or future development site, this one has it all! Donâ€™t miss out on this fantastic deal!

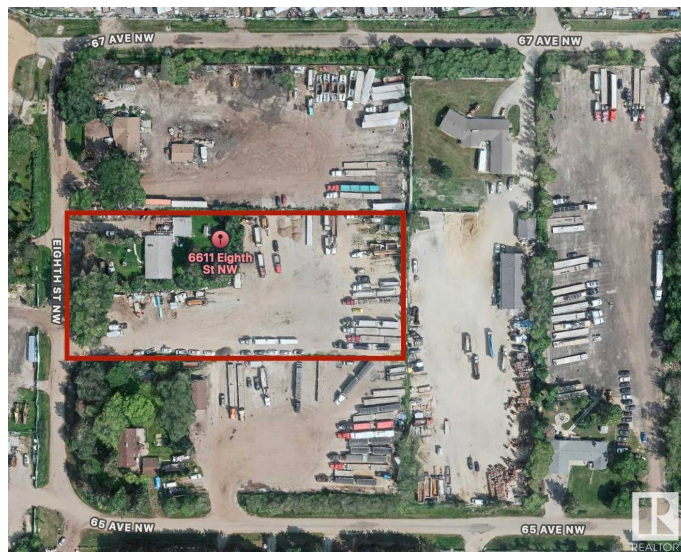
Built in 1962

Essential Information

MLS® #	E4429179
Price	\$1,790,000
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Industrial
Status	Active

Community Information

Address 6611 8 Street



Area	Edmonton
Subdivision	Maple Ridge Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1R9

Exterior

Exterior	See Remarks
Construction	See Remarks

Additional Information

Date Listed	April 4th, 2025
Days on Market	16
Zoning	Zone 42

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 20th, 2025 at 9:47am MDT