

## \$2,600,000 - 503 199 Street, Edmonton

MLS® #E4448962

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

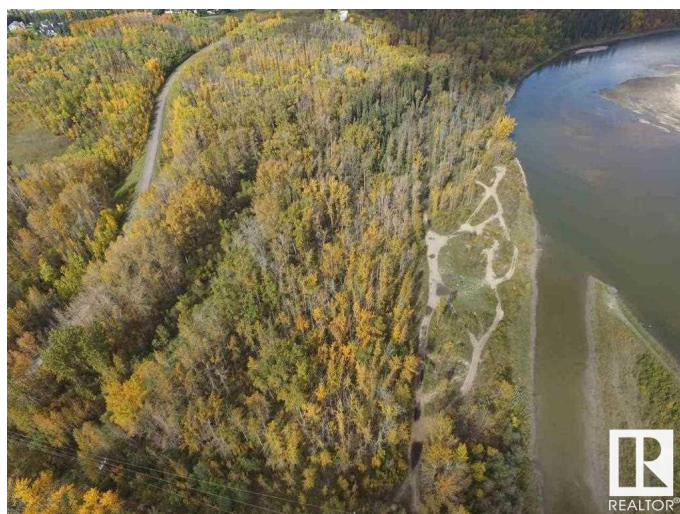
One of a kind property with DIRECT access to the North Saskatchewan River. This 33.54 Acre parcel of land is located along 199 St & just north of 9 Ave (directly across the River from Windermere Country Club). Perfect for those looking for a secluded setting yet within minutes to amenities in Edmonton & close to current & future developments. The majority of the land is treed & includes many trails. This rare opportunity allows you to build your dream home with a million dollar view. Zoned single-family. Potential for subdividing. Don't let this opportunity pass you by.

### Essential Information

MLS® #	E4448962
Price	\$2,600,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	503 199 Street
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T6M 2N8

### Amenities

Is Waterfront	Yes
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### Exterior

Exterior Features	Backs Onto Park/Trees, Private Setting, River Valley View, River View, Rolling Land, Treed Lot, Waterfront Property, See Remarks
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### Additional Information

Date Listed	July 21st, 2025
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Days on Market	4
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Zoning	Zone 57
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Listing information last updated on July 25th, 2025 at 9:02am MDT