


FOR SALE | 



Prime North Edmonton Land

 4150-195 Avenue NW, Edmonton, AB

40± FOR SALE

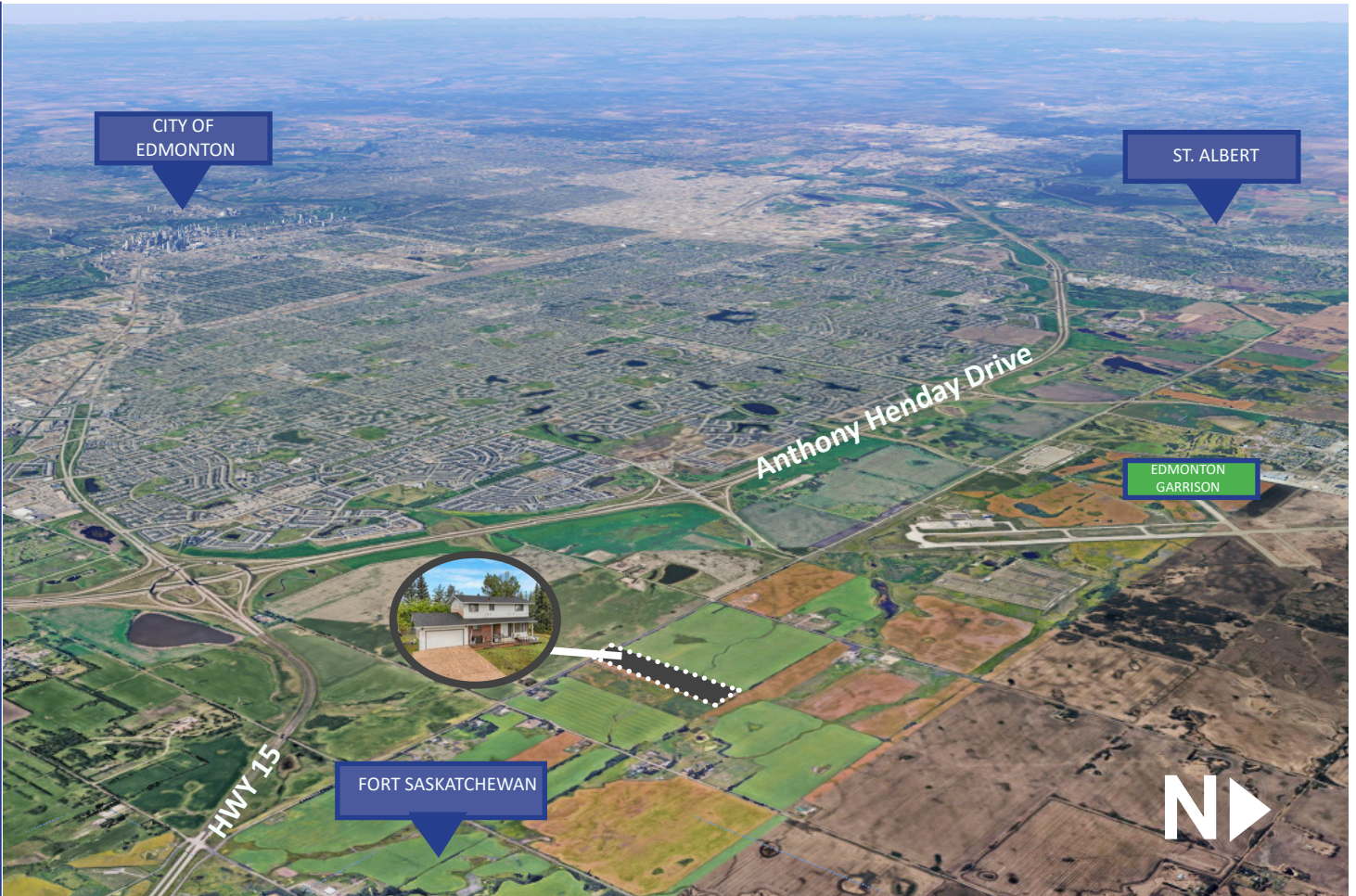
Exceptional 40-acre parcel located on paved roadways, just off 66 Street and the Anthony Henday Freeway. The property's west side is beautifully treed, providing privacy and natural appeal, while the east side features productive cultivated land.

View Property on nickgolden.com.

WITHIN 10 KM

 Anthony Henday drive,
Yellowhead TRail, Highway 15

 Canadian Tire, NOFRILLS,
Walmart, Rona, ATB,



Highlights



Zoning:
Agricultural (AG)



Parcel Size:
40 ± acres



Asking Price:
\$2,595,900



Taxes (2025):
\$5,596.75

Improvements include an 1974 two-story residence with full services and an existing shop. This property offers an excellent opportunity for estate living, a hobby farm, or a home-based business in a highly desirable location.

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Edmonton, Alberta



Nicholas j Golden
RE/MAX Professionals
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Purpose

To conserve agricultural land and allow activities that support the Agriculture use. Subdivision of agricultural lots is not permitted unless it occurs in accordance with the applicable statutory plans and the regulations of this zone.

Permitted Land Uses

- i. Agriculture Uses
- ii. Residential Uses
- iii. Home based Business
- iv. Backyard Housing
- v. Secondary Suite
- vi. Single detached housing
- vii. Supportive Housing
- viii. Community Uses
- ix. Community Service
- x. Outdoor recreation service
- xi. Special Event
- xii. Supportive living accommodation
- xiii. Accessory Development to any Permitted Use

Discretionary Land Uses

- i. Cannabis Retail Stores
- ii. Child care services
- iii. Crematoriums
- iv. Liquor Stores
- v. Community services
- vi. Lodging houses and Supportive Housing

For more information on Agricultural Zoning please visit the [City of Edmonton Zoning Bylaw](#)

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Nearby Demographics

- **City of Edmonton**

Population:

2024: 1.2M

Avg. Household Income:

2024:\$156,535

- **City of Sherwood**

Park

Population:

2024: 75,575

Avg. Household Income:

2024: \$158,975

- **Fort Saskatchewan**

Population:

2024: 29,716

Avg. Household Income:

2024: \$139,141

- **City of St.Albert**

Population:

2024: 73,110

Avg. Household Income

2024:\$169,989

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What's Next?

For more information on this land, please contact Nick Golden at nick@nickgolden.com or 780-498-6437.



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