

## \$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 |
|---------------|-----|

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 57         |

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Listing information last updated on September 1st, 2025 at 9:47am MDT