

# \$5,365,000 - 11710 Winterburn Road, Edmonton

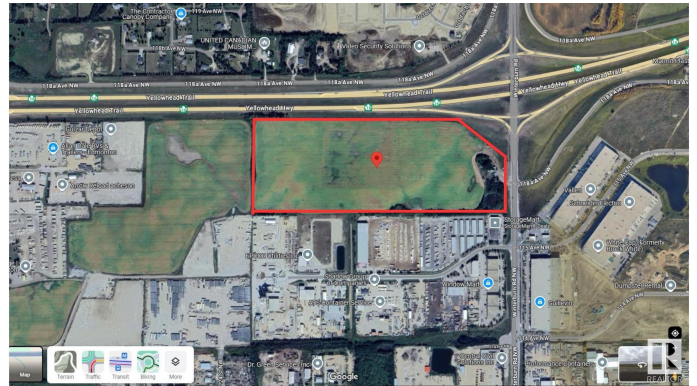
MLS® #E4416589

**\$5,365,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Winterburn Industrial Area West, Edmonton,  
AB

53 +/- acre development opportunity in the thriving industrial community of Winterburn West. Located along Winterburn Rd with quick access to Yellowhead HWY 16 and The Anthony Henday Freeway (heavily travelled commuter and truck bypass route). High traffic volume with Winterburn Rd seeing over 3200 vehicles passing per day and over 9200 vehicles per day at the intersection of Yellowhead Hwy 16 and Winterburn Rd. Only 15 minutes from Spruce Grove & St. Albert, 7 minutes to Acheson, minutes from Downtown Edmonton, and less than 30 minutes to Edmonton International Airport. Property servicing nearby. Zoned FD (Future Development) making the land suitable for a variety of potential uses.



## Essential Information

MLS® #	E4416589
Price	\$5,365,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address 11710 Winterburn Road

Area	Edmonton
Subdivision	Winterburn Industrial Area West
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 2B9

### **Additional Information**

Date Listed	December 23rd, 2024
Days on Market	81
Zoning	Zone 59

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 March 14th, 2025 at 1:02am MDT