

## \$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	15
Zoning	Zone 42

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Listing information last updated on April 19th, 2025 at 11:47am MDT