

## \$649,000 - 5349 Edgemont Boulevard, Edmonton

MLS® #E4417867

**\$649,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Rare to find smaller units for sale in Edgemont. Ample parking and Pylon sign options. Prime retail units with 5 minutes drive to major roadways such as Anthony Henday, Whitemud Dr. & Hwy 16A. Easy access through Winterburn road.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417867  |
| Price      | \$649,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2023      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5349 Edgemont Boulevard |
| Area        | Edmonton                |
| Subdivision | Edgemont (Edmonton)     |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6E 5P2                 |

### Exterior



|              |                         |
|--------------|-------------------------|
| Exterior     | Wood Frame, Steel Frame |
| Construction | Wood Frame, Steel Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 97                 |
| Zoning         | Zone 57            |

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Listing information last updated on April 17th, 2025 at 12:02am MDT