

## \$2,600,000 - 4150 195 Avenue, Edmonton

MLS® #E4442598

**\$2,600,000**

5 Bedroom, 2.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Edmonton Energy And Technology Park,  
Edmonton, AB

Prime North Edmonton Location – 40 Acres on Pavement Exceptional 40-acre parcel ideally situated on pavement just off 66 Street and Anthony Henday Freeway. The west side features mature trees offering privacy and natural beauty, while the east half is in productive crop. Includes an older two-story home with full services and an older shop. Perfect setting for estate living, a hobby farm, or a home-based business.

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442598               |
| Price          | \$2,600,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 4150 195 Avenue                     |
| Area        | Edmonton                            |
| Subdivision | Edmonton Energy And Technology Park |
| City        | Edmonton                            |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T5Y 6N4                             |

## Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | See Remarks                              |
| Parking   | Double Garage Attached, Over Sized, Shop |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Brick Facing              |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                           |
| Exterior Features | Flat Site, Golf Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Brick, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 50         |

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Listing information last updated on August 8th, 2025 at 10:17pm MDT