

## \$250,000 - 21304 108 Avenue, Edmonton

MLS® #E4428299

**\$250,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Winterburn Industrial Area East, Edmonton,  
AB

Rare Development Opportunity: 0.50 Acre<sup>±</sup>  
(approximately 120<sup>±</sup> x 180<sup>±</sup>)  
development/storage parcel in Winterburn.  
Strategic Location: Easily accessible to  
Anthony Henday Drive and Yellowhead Trail  
with south exposure to 108 Avenue. Zoning:  
IM - Medium Industrial Zone accommodates a  
variety of industrial uses. Site Improvements:  
Lot is fenced and gravelled.



### Essential Information

MLS® #	E4428299
Price	\$250,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	21304 108 Avenue
Area	Edmonton
Subdivision	Winterburn Industrial Area East
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 1X4

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      31  
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 May 1st, 2025 at 4:17am MDT