

## \$6,800,000 - 3211 199 Street, Edmonton

MLS® #E4378621

**\$6,800,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

The Uplands, Edmonton, AB

20 Acres. Although slated for low density residential per the Uplands Neighborhood Structure Plan, the City of Edmonton might also approve a medium density stand-alone multi-site or commercial site to promote the City's vision of higher density; Located in the Uplands Neighborhood Structure Plan in Riverview - to View; Ongoing development nearly next door with services to run in front of Property along 199 Street; One minute drive from Qualico's upcoming prestigious shopping centre to the south. Minutes away from fun things like: the Edmonton Corn Maze, Petroleum Golf & Country Club, the Devonian Botanical Gardens, Clifford E. Lee. Nature Sanctuary and the Bunchberry Meadows Conservation; Existing home which can be rented; Three minutes to Edmonton's Anthony Henday ring road; Across the street from the Wedgewood Creek Ravine, Legal Address: Block B, Plan 5476NY; Zoning: (AG) Agricultural Zone. Selling land value only. Buyer's to confirm information during their due diligence.



### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4378621    |
| Price     | \$6,800,000 |
| Bathrooms | 0.00        |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3211 199 Street |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2N6         |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | See Remarks |
|-------------------|-------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2024 |
| Days on Market | 392              |
| Zoning         | Zone 57          |

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Listing information last updated on April 18th, 2025 at 3:47am MDT