

# \$399,000 - 12820/12024 54 Street, Edmonton

MLS® #E4437627

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Kennedale Industrial, Edmonton, AB

Excellent opportunity to acquire two industrial lots in Edmonton's established Kennedale Industrial area. Offering a combined footprint ideal for a range of commercial or light industrial uses, these properties provide exceptional flexibility and development potential. One of the lots is improved with a 40ft x 82ft Quonset structure, porta potty, Seacan Container 100 AMP service perfect for storage, workshop use, or interim operations while future development is planned. Located in a well-connected industrial hub with convenient access to major transportation routes, these lots are well-suited for owner-users, investors, or businesses seeking to expand their footprint. Donâ€™t miss this rare chance to secure valuable land in a strategic, high-demand industrial corridor.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4437627        |
| Price     | \$399,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|         |                       |
|---------|-----------------------|
| Address | 12820/12024 54 Street |
|---------|-----------------------|

|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Kennedale Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 0A4              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 109            |
| Zoning         | Zone 06        |

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Listing information last updated on September 7th, 2025 at 4:02pm MDT