

\$609,000 - 5345 Edgemont Boulevard, Edmonton

MLS® #E4459965

\$609,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

FINAL 4 UNITS AVAILABLE - all units priced individually at \$525 per sq. ft. at Royal Centre Edgemont, in west Edmonton. Strategically located along Winterburn Road/Edgemont Blvd NW with high traffic exposure and easy access to Anthony Henday Drive, this growing retail hub is surrounded by over 16,000 households and a projected population of 87,000 within 5 km by 2027. Current usages include dental, medical, pharmacy, daycare, physiotherapy, coffee shop, liquor store, and more—creating strong synergy for a variety of businesses. Units starting from ~1,160 sq. ft. with prominent pylon and building signage opportunities. Perfect opportunity to secure your space in one of west Edmonton’s fastest-growing communities

Built in 2023

Essential Information

MLS® #	E4459965
Price	\$609,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Retail
Status	Active

Community Information



Address	5345 Edgemont Boulevard
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C6

Exterior

Exterior	Wood Frame, Steel Frame
Construction	Wood Frame, Steel Frame

Additional Information

Date Listed	September 29th, 2025
Days on Market	16
Zoning	Zone 57

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 October 15th, 2025 at 5:02pm MDT