

## \$6,200,000 - 3211 199 Street, Edmonton

MLS® #E4378621

**\$6,200,000**

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	\$6,200,000
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	497
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 August 1st, 2025 at 6:32pm MDT