

## \$1,790,000 - 6611 8 Street, Edmonton

MLS® #E4429179

**\$1,790,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

- Beautifully updated bungalow with refinished hardwood floors, roll shutters & cozy fireplace - High-efficiency furnace with HEPA filter for superior air quality - Paved asphalt driveway for added convenience - Zoned DC1  
â€“ Ideal for future industrial/commercial development & Strategic location â€“ Quick access to Anthony Henday & Sherwood Park freeways - House is currently being rented out and is generating income. - 2.47 acres of land currently being used as a truck yard Whether youâ€™re looking for a great home, investment property, or future development site, this one has it all! Donâ€™t miss out on this fantastic deal!

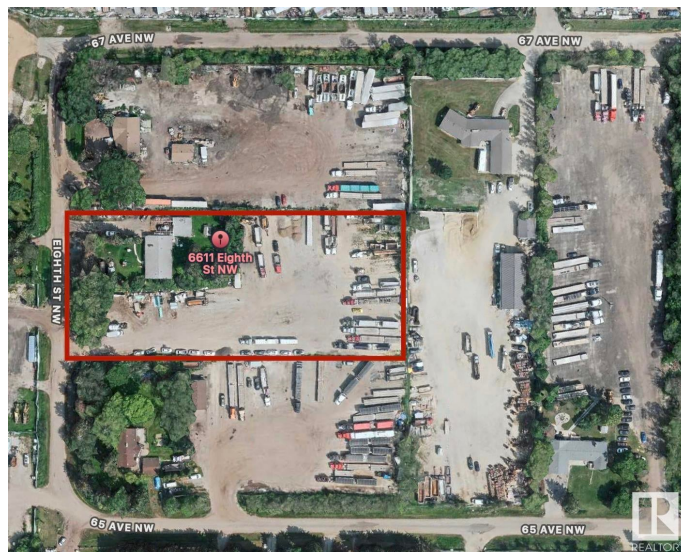
Built in 1962

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4429179    |
| Price      | \$1,790,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1962        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

Address 6611 8 Street



|             |                        |
|-------------|------------------------|
| Area        | Edmonton               |
| Subdivision | Maple Ridge Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1R9                |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 93              |
| Zoning         | Zone 42         |

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Listing information last updated on July 6th, 2025 at 10:17am MDT