

\$3,000,000 - 2004 Yellowhead Trail, Edmonton

MLS® #E4455120

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Clover Bar Area, Edmonton, AB

This 3.48-acre parcel of Medium Industrial (IM) land is ideally situated along Yellowhead Trail, across the highway from Sherwood Park, offering exceptional visibility and access. The property is accessed by a service road on the south side, with additional access available from the north side, off 119th Avenue NE. The entire parcel is fully fenced and cross-fenced, currently utilized as two separate yards, both having access through 40-foot gates. The site features a compacted gravel surface, making it well-suited for a variety of industrial uses. Power infrastructure includes three-phase 600-volt service on the north side and a 5 kVA transformer on the south side. There are approximately 19 plug-ins for trucks. Industrial opportunities in this prime location are extremely rare, making this property a standout option for businesses seeking a strategic and well-served yard.

Essential Information

MLS® #	E4455120
Price	\$3,000,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information



Address	2004 Yellowhead Trail
Area	Edmonton
Subdivision	Clover Bar Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T8S 1B4

Additional Information

Date Listed	August 28th, 2025
Days on Market	29
Zoning	Zone 43

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 September 26th, 2025 at 4:32pm MDT