

## \$2,395,000 - 18435 18465 121 Avenue, Edmonton

MLS® #E4438184

**\$2,395,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

Kinokamau Plains Area, Edmonton, AB

RECEIVERSHIP SALE – LANDS AND BUILDING ONLY. Rare opportunity to purchase a TURNKEY care home facility totaling 4,626 sq.ft.± on 1.95 acres in Northwest Edmonton. Five double occupancy bedrooms (with partial demising walls) and two single occupancy rooms all with two-piece washrooms, in addition to main common areas consisting of living and dining areas, office, storage room, kitchenette, two common shower rooms, plus partially developed basement with full kitchen, laundry room, bathroom and open storage areas.

Exceptional location in the Moon Crest Park subdivision with rear immediate access to Yellowhead Trail and Anthony Henday. Additional features include common patio area, exterior garage and on-site parking facilities. 1 acre± of surplus land beside building offers considerable future development possibilities and potential.

Built in 2016

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4438184    |
| Price      | \$2,395,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2016        |



|        |               |
|--------|---------------|
| Type   | Institutional |
| Status | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 18435 18465 121 Avenue |
| Area        | Edmonton               |
| Subdivision | Kinokamau Plains Area  |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5V 1R2                |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Other |
| Construction | Other |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 75             |
| Zoning         | Zone 40        |

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Listing information last updated on August 5th, 2025 at 10:32pm MDT