

# \$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 8 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 | 4                    |
| Zoning         | Zone 57              |

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Listing information last updated on October 3rd, 2025 at 1:32am MDT