

# \$4,500,000 - 9650 20 Avenue, Edmonton

MLS® #E4459362

**\$4,500,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Edmonton Research & Development Park,  
Edmonton, AB

Welcome to the Advanced Technology Centre (ATC) in the Edmonton Research & Development Park. This prime location is adjacent to South Common, just off of 23 Avenue and has quick access to Calgary Trail & the Henday. Zoned Business Employment (BE), this building is the showpiece of the complex! The winner of 2 prestigious architectural awards – Canadian Architect Award of Excellence in 1986 & a Governor General’s Award for Architecture in 1982, this property is inspiring to all who see it. The building hosts a variety of professional tenants with varying office sizes. Leases are in place. There is also 3.2 acres of land for sale adjacent to the building. Property sold as is.

Built in 1987

## Essential Information

MLS® #	E4459362
Price	\$4,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Office
Status	Active



**Community Information**

Address	9650 20 Avenue
Area	Edmonton
Subdivision	Edmonton Research & Development Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1G1

**Exterior**

Exterior	See Remarks
Construction	See Remarks

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	10
Zoning	Zone 41

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Listing information last updated on October 4th, 2025 at 3:17am MDT