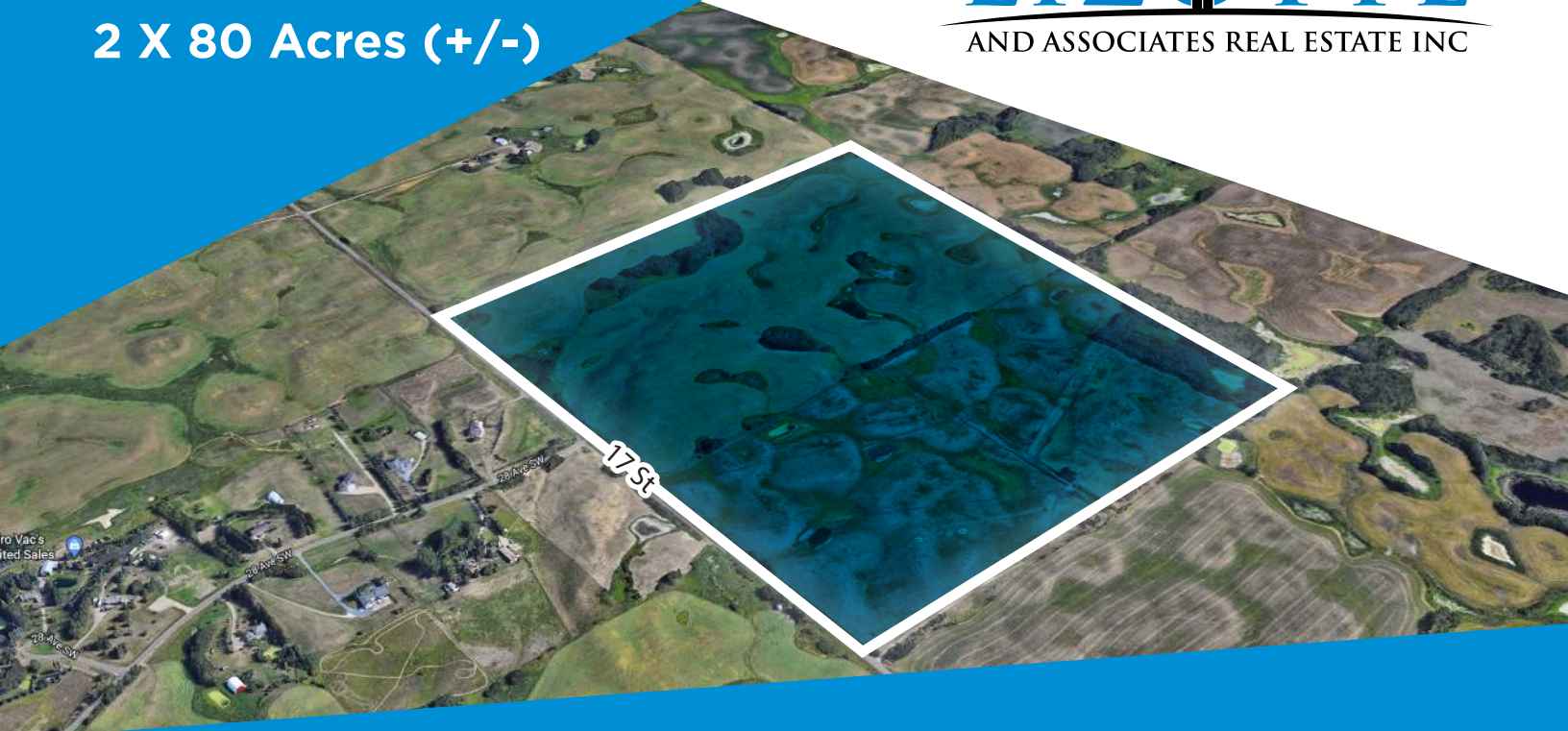


# FOR SALE

2 X 80 Acres (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**2503 & 2811 - 17 Street SW, Edmonton, AB**

## ELLERSLIE MEADOWS LAND

### Property Highlights

- Future Residential Land
- Decoteau Area Structure Plan
- Vendor Financing Available
- Fastest Growing Region in Greater Edmonton
- Estimated to be under development 2027 / 2029
- Located within 5 km of Meadows Community Recreation Centre and Ivor Dent Sports Park
- On the Main Road 17th Street for Decoteau Neighborhood

### Contact

**Karim Bensalah**  
Associate  
Cell: 780.729.4382  
karim@lizotterealestate.com



780.488.0888



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# Decoteau Area Structure Plan

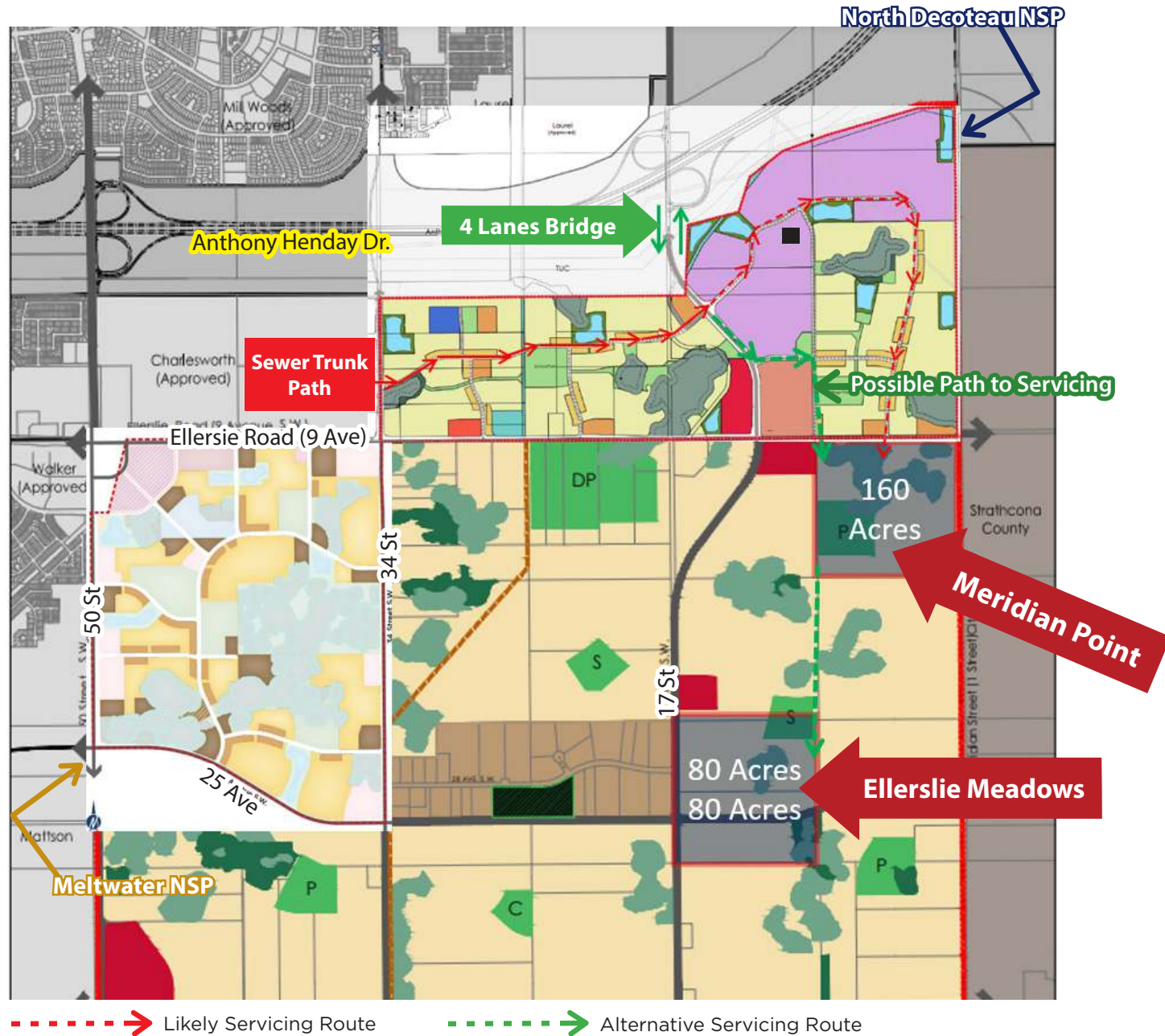
## Land-Use Concept

### Legend

- NSP Boundary
- Low Density Residential
- Low Density Residential (St. Oriented)
- Medium Density Residential
- Commercial/Residential Mixed Use
- Community Commercial
- Potential Development Area (MDR)
- Neighbourhood Commercial
- Institutional
- Business Employment
- Stormwater Management Facility
- Natural Area (ER)
- Natural Area (MR)
- Existing Park (MR)
- P School & Community Park (Public)
- S School & Community Park (Separate)
- DP District Activity Park
- C Community Park
- Park / Linear Park
- Public Utility
- Potential Future High School
- Arterial Roadway
- Collector Roadway
- Enhanced Local Road

### Sewer Trunk Path

Development (Roads & Service) will Follow the Sewer Trunk Path this will bring good road access to 17th Street and Lot Buyers speeding up Lot Sales.



---> Likely Servicing Route

---> Alternative Servicing Route

# FOR SALE

## ELLERSLIE MEADOWS LAND

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 2503/2811 - 17 Street SW, Edmonton, AB

**Legal Address:** Quadrant NW, Section 17, Township 51,  
Range 23 Meridian 4

**Size:** 2 x 80 Acres

**Zoning:** Agricultural Zone (AG)

**Possession:** Immediate/Negotiable

### Contact

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Cell: 780.729.4382  
karim@lizottorealestate.com

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**Purchase Price:** **The North Half** \$7,600,000 (\$95,000/Acre)  
**The South Half** \$7,200,000 (\$90,000/Acre)

