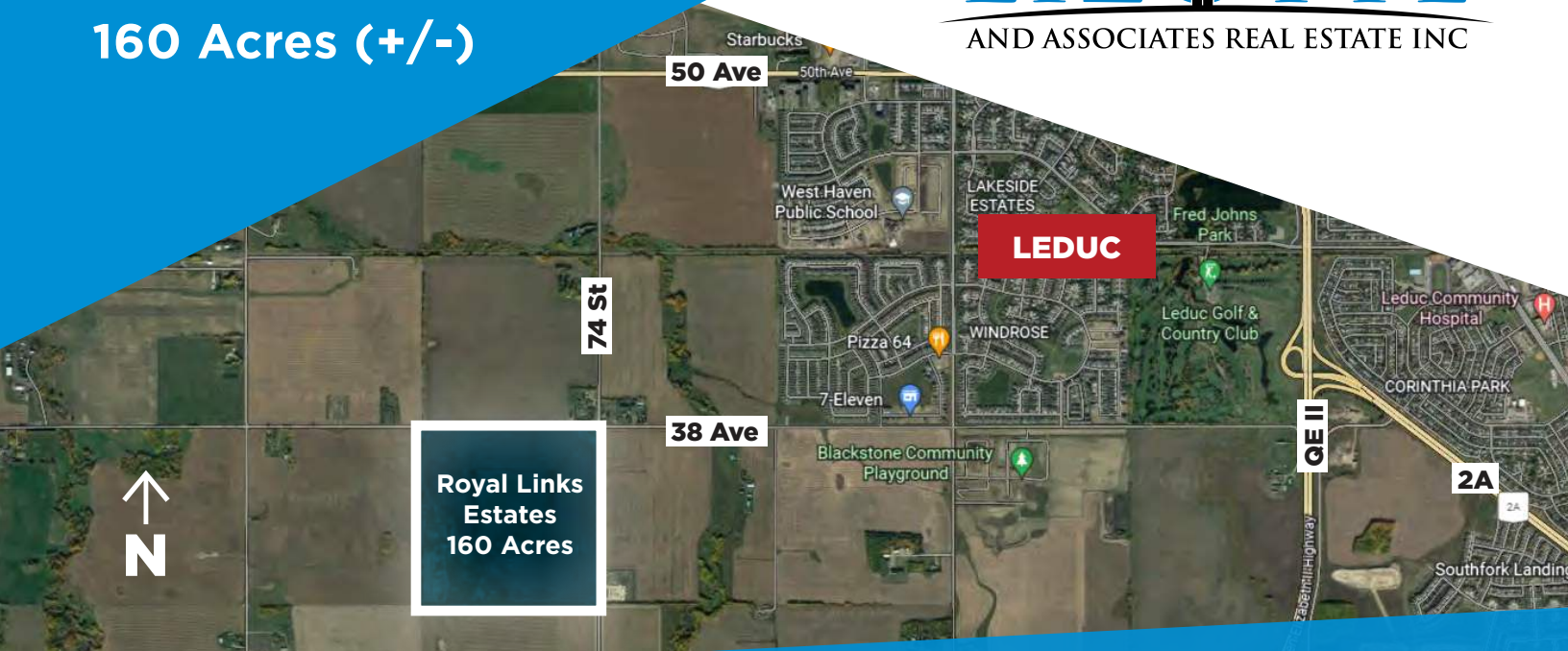


# FOR SALE

## 160 Acres (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



## 74 Street & 38 Avenue, Leduc, AB

## ROYAL LINKS ESTATES

### Property Highlights

- Located 2km west of the Leduc Golf & Country Club
- GDP from 2021 (\$350.7 Billion) – 2025 (\$452.9 Billion) will grow over 23% per Capita which translates to 29% overall Growth in the Economy (**Leduc is one of the highest growth areas in the Province**)
- 61% of all people that live in Leduc also work in Leduc
- Vendor financing is available
- Future residential subdivisions
- Located in Leduc's primary growth area
- Possibility of buying land in phases



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)

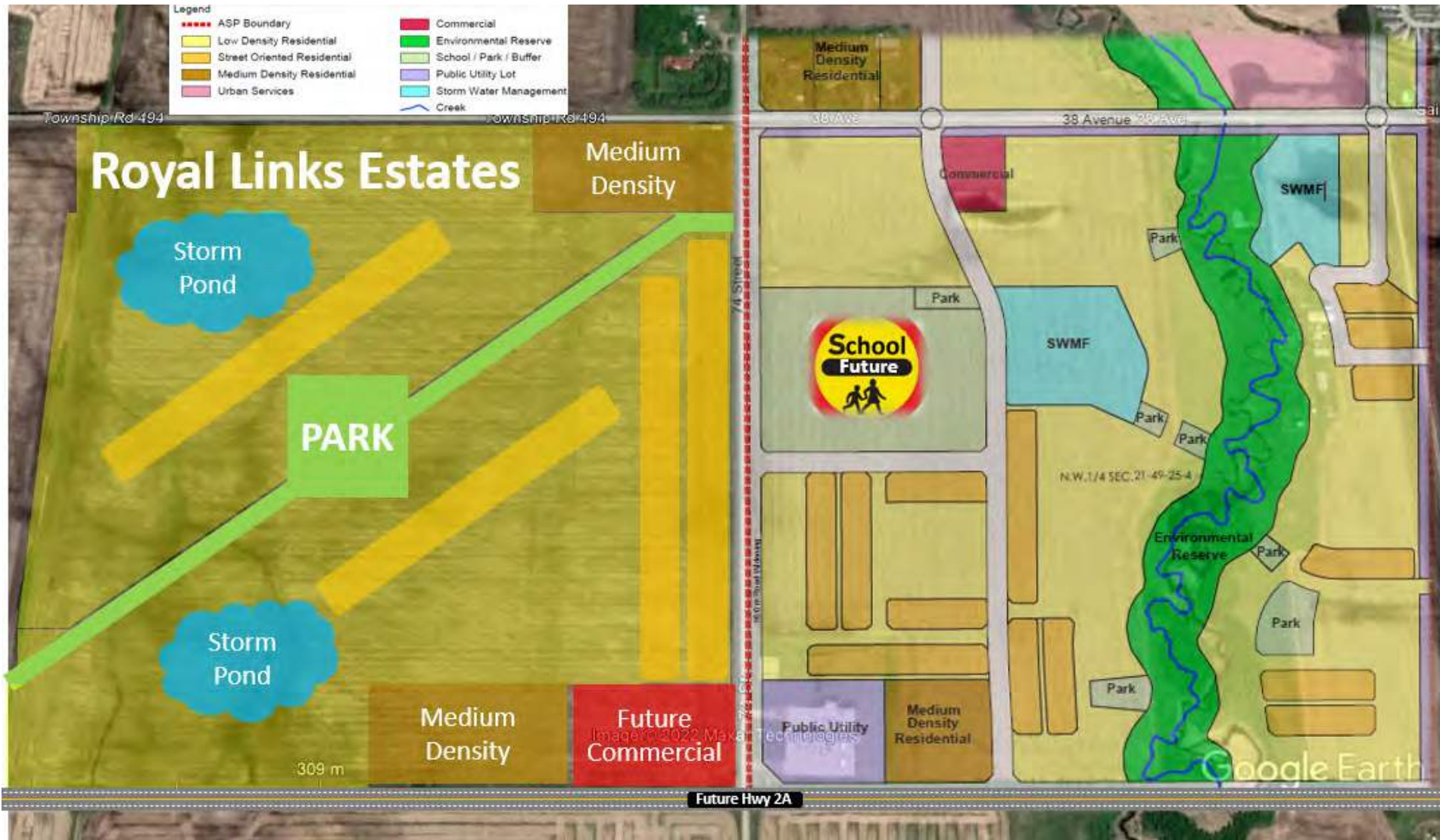


#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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.

- Legend**
- ASP Boundary
  - Low Density Residential
  - Street Oriented Residential
  - Medium Density Residential
  - Urban Services
  - Commercial
  - Environmental Reserve
  - School / Park / Buffer
  - Public Utility Lot
  - Storm Water Management
  - Creek

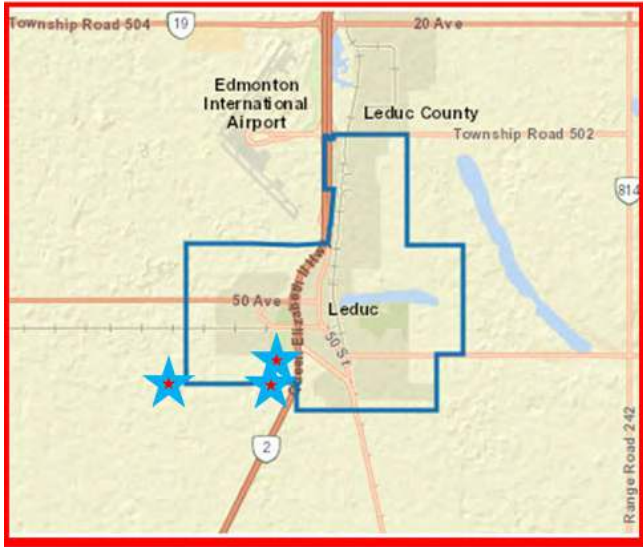


Summer 2022

Maps shows lot Sales in each Leduc Neighborhood.

Red or Notation existing homes denotes sales...





Actual

	SEP-22	SEP-21	YTD-22	YTD-21
Starts	20	26	274	254
Completions	36	48	273	198
Total Absorptions	16	45	238	205

Absorbed Single-Detached Unit Prices

	SEP-22	SEP-21
Average	543,122	463,155



**Residential Prices Up 17% Sept 21 to Sept 22**

**Volume 8% higher**

Under Construction by Dwelling Type

	JUN-22	JUL-22	AUG-22	SEP-22
Single	161	159	157	156
Semi-detached	26	34	28	28
Row	33	33	33	22
Apartment	23	24	25	21
All	243	250	243	227

Housing Completions by Dwelling Type

	SEP-22	SEP-21	YTD-22	YTD-21
Single	18	34	174	129
Semi-detached	2	8	38	46
Row	11	4	38	12
Apartment	5	2	23	11
All	36	48	273	198

Single-Detached (Homeowner/Condominium) Unit Absorptions

	JUN-22	JUL-22	AUG-22	SEP-22
Total Absorptions	16	20	14	7
Unabsorbed Inventory	25	25	24	35

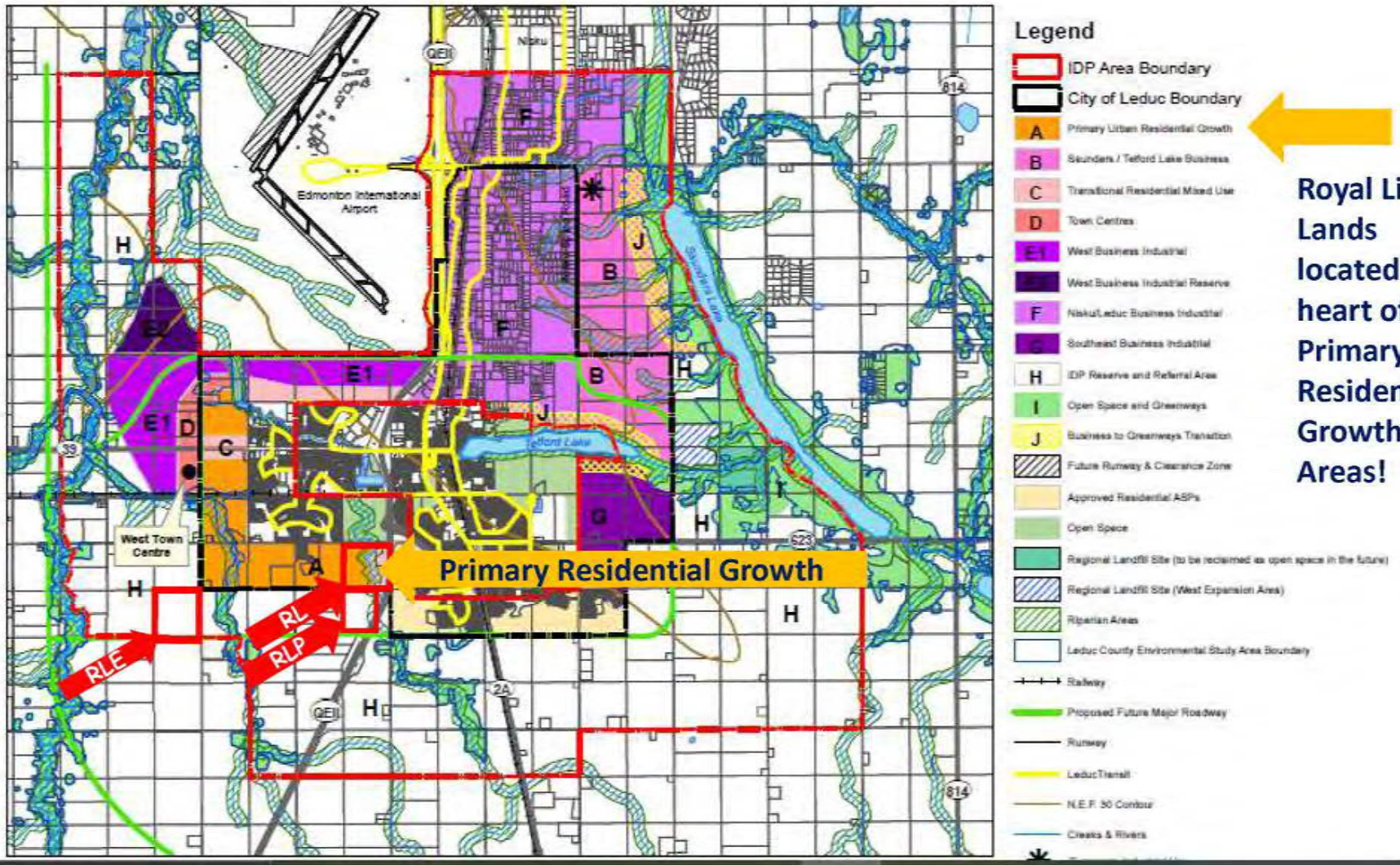
Absorbed Single-Detached Unit Prices

	JUN-22	JUL-22	AUG-22	SEP-22
Median	495,000	515,000	540,000	**
Average	500,331	540,770	593,280	543,122



## Leduc Population 2022 36,000 has Doubled in the past 15 Years

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS





High School \$47M  
up to 1000 Students  
Building 2022/24

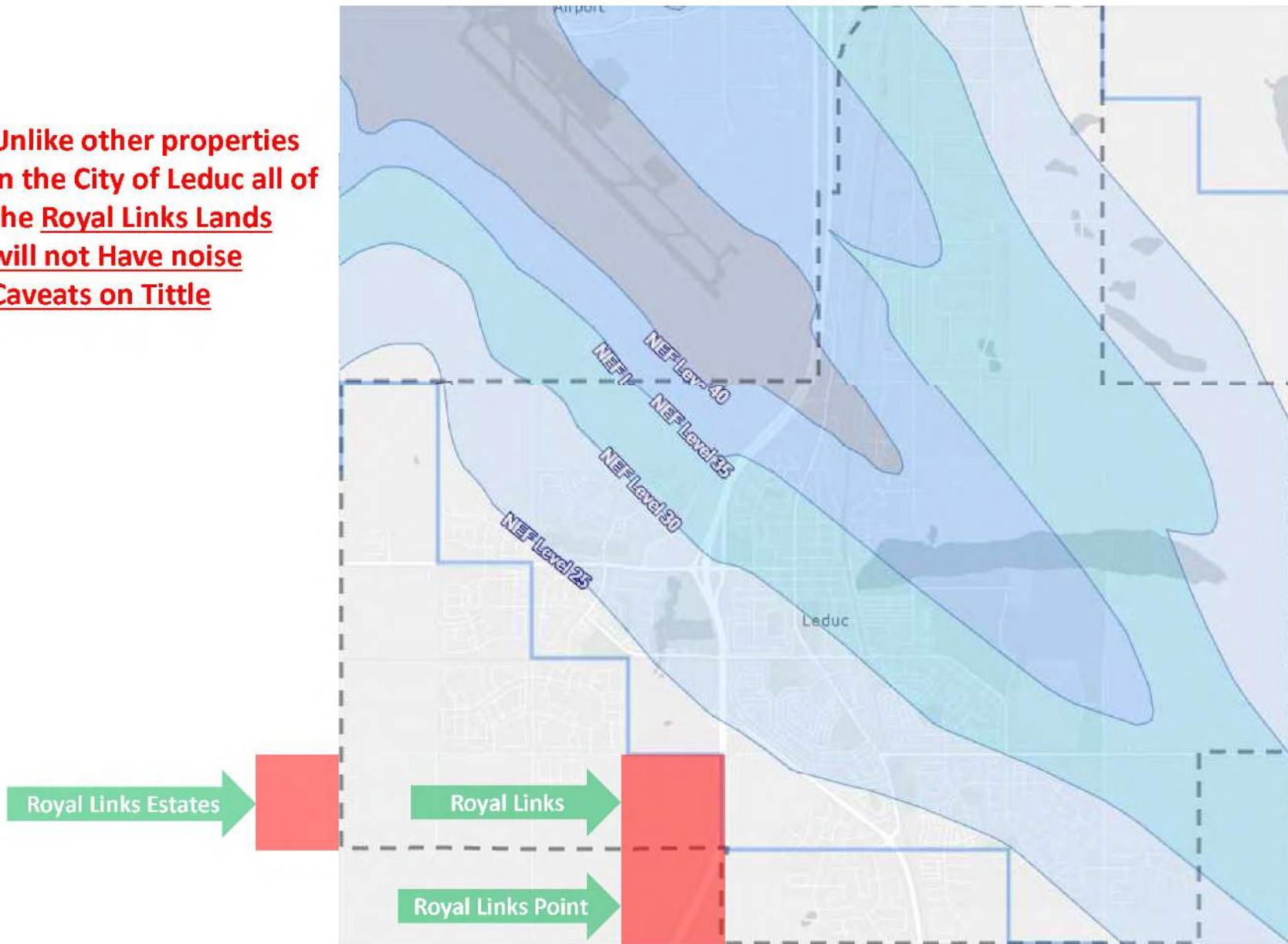
Melcor likely to start  
extending Main Sanitary  
Sewer Line +/-1.25 Miles to Neighboring  
Developer MaLab Fall 2022  
or Spring 2023

Black Stone only has temporary  
Sanitary Servicing through Windrose  
neighborhood and requires hook-up  
to the main Sanitary Line it is likely  
that by early 2024 Black Stone will  
be connected to Main Sanitary Line  
allowing for Royal Links to Connect

# Current Pending Improvements

Google Earth

Unlike other properties  
in the City of Leduc all of  
the Royal Links Lands  
will not Have noise  
Caveats on Title



# FOR SALE

## ROYAL LINKS ESTATE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** West of 74 Ave, South of 38 Ave, Leduc, AB

**Size:** 160 Acres (+/-)

**Zoning:** Primary Urban Residential Growth Area

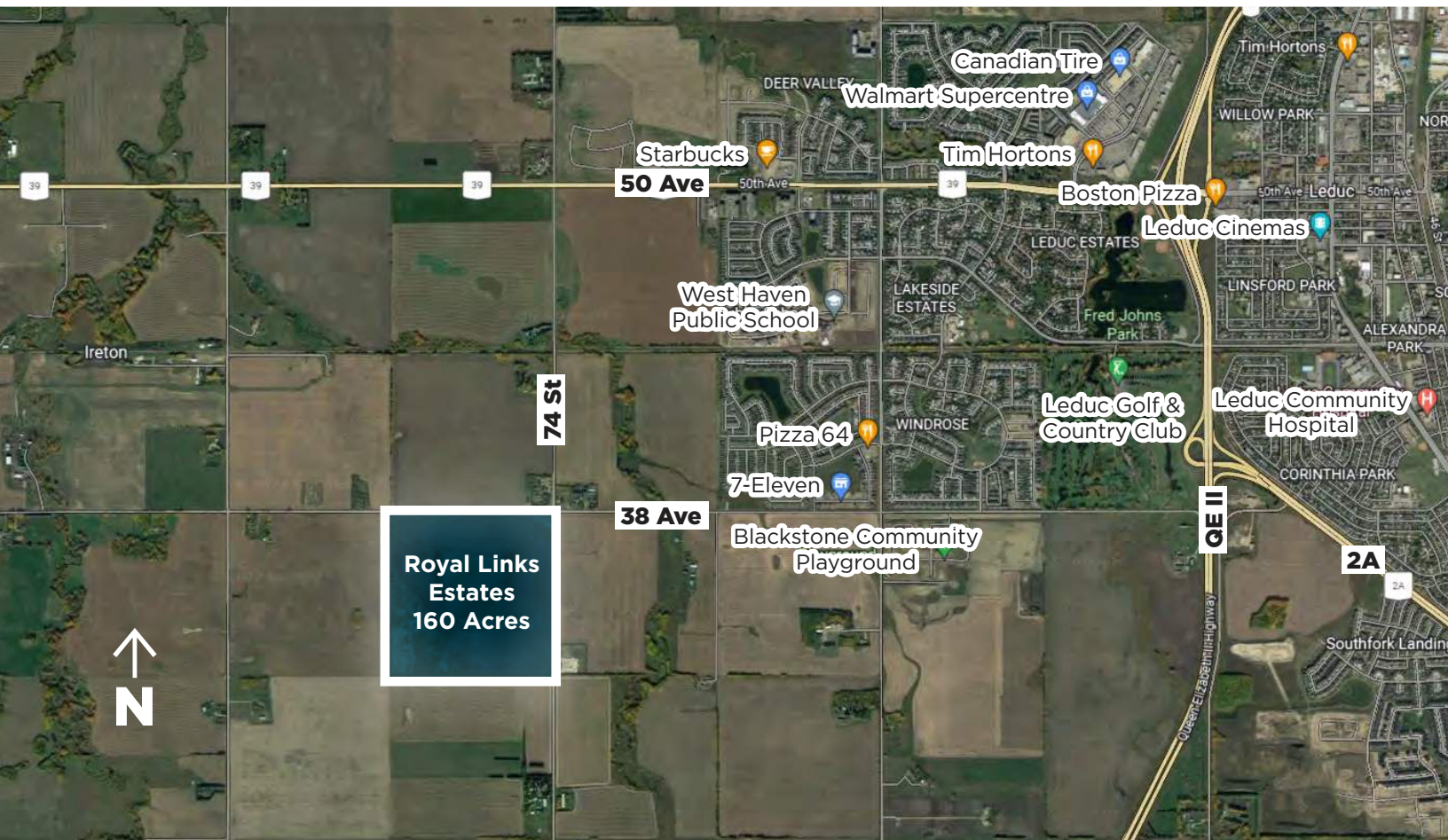
**Possession:** Immediate/negotiable

### Contact

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

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**Purchase Price:** \$60,000/acre



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