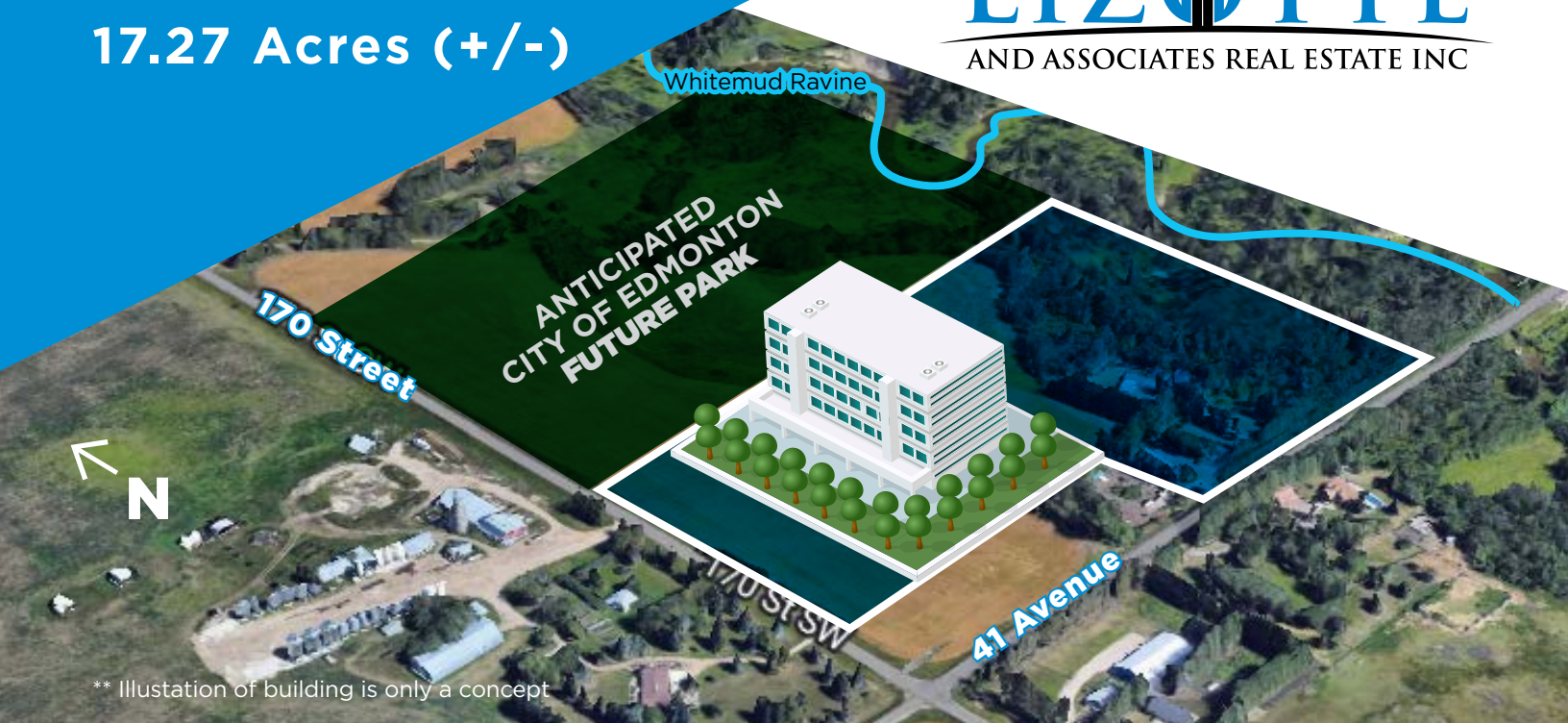


FOR SALE
17.27 Acres (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



** Illustration of building is only a concept

16820 - 41 Avenue SW, Edmonton, AB

POTENTIAL MULTIFAMILY CREEK FRONT SITE

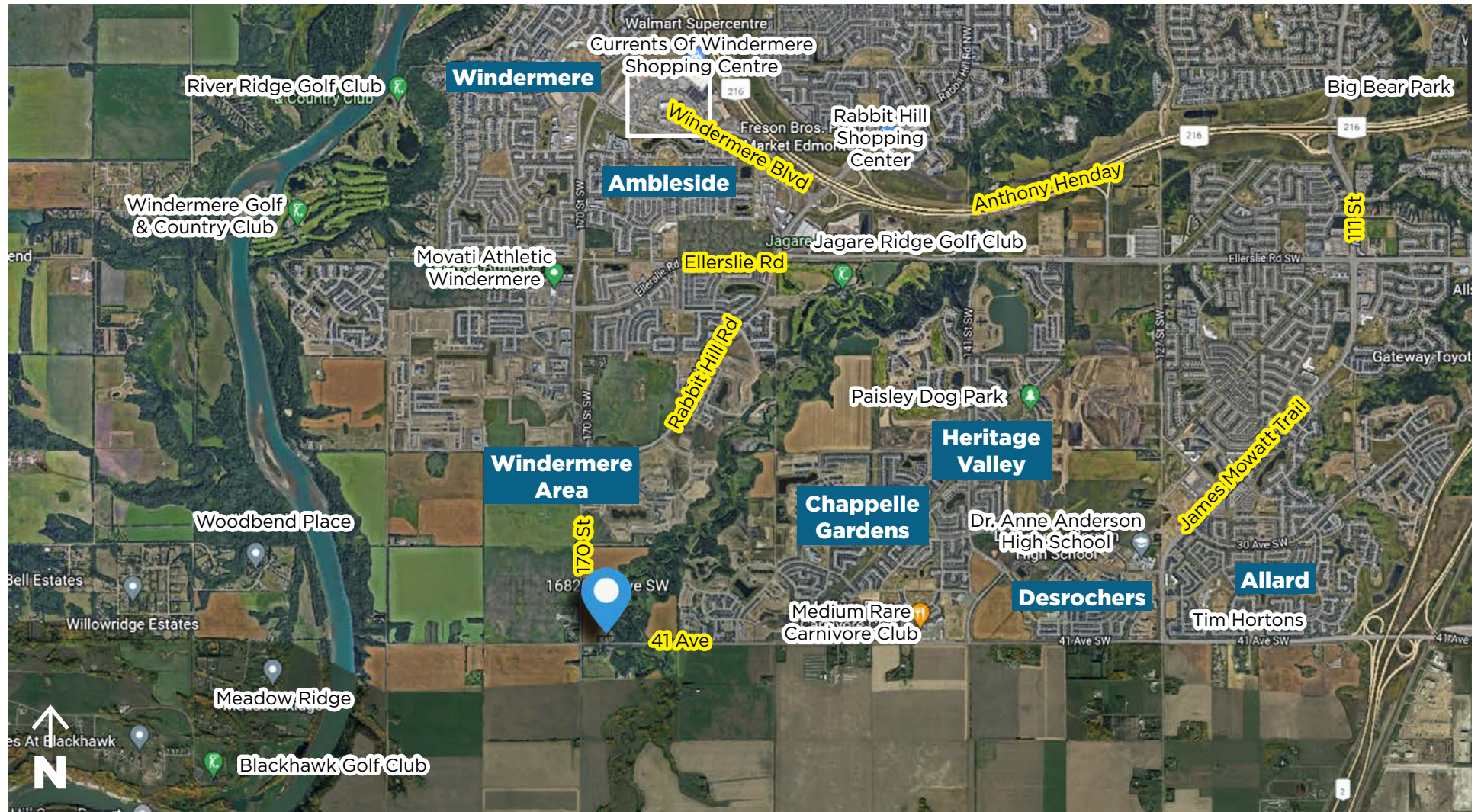
NEW INFORMATION

- Basis conversations with the City of Edmonton, medium density zoning would likely be approved by Council to promote the City's vision of higher density.

Property Highlights

- Overlooking Edmonton's stunning Whitemud Creek to the east and Edmonton's future park to the north in prestigious Windermere neighbourhood
- Potential stand alone medium density multifamily site
- Within Edmonton's Glenridding Ravine Neighborhood Structure Plan.
[Click here for more information](#)
- Minutes from the Anthony Henday
- Strategically located on the corner of 170 Street SW & 41 Avenue SW

Map View

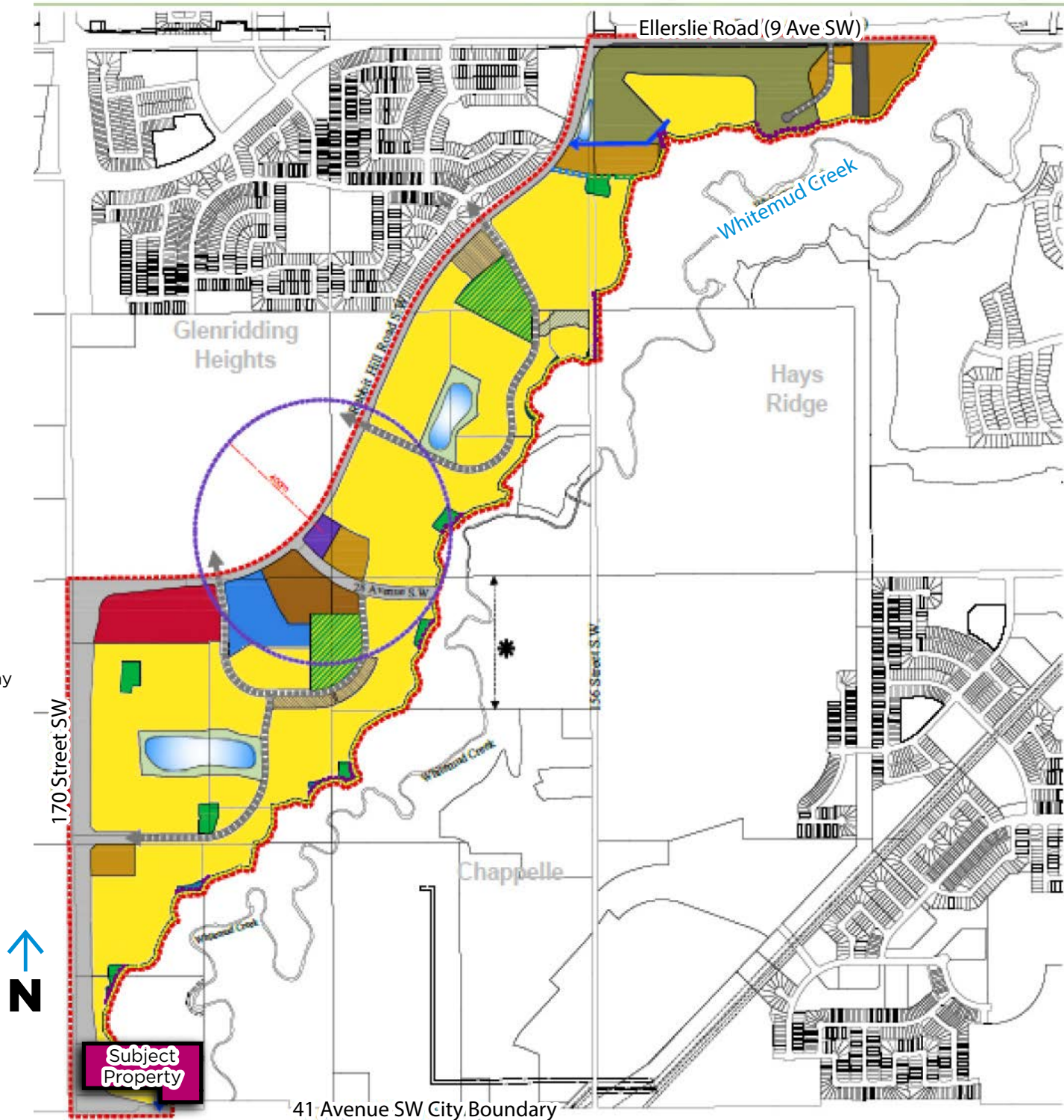


Glenridding Ravine NSP

Land-Use Concept

Legend

-  Potential Medium (or low) Density Residential/Stand Alone Multi-site
-  Single/Semi-Detached Residential
-  Row Housing
-  Low Rise/Medium Density Housing
-  Medium Rise/High Density Housing
-  Community Commercial
-  Transit Centre
-  Park
-  Urban Village Park
-  Existing Golf Course/Club House
-  Environmental Reserve Easement
-  Greenway (ROW)
-  Greenway (MR)
-  Stormwater Management Facility
-  Public Upland Area
-  Lands Between UDL & Top-Of-Bank Roadway
-  Top-Of-Bank Roadway & Park
-  NSP Boundary
-  Arterial Roadway
-  Public Utility Right-Of-Way
-  Collector Roadway
-  Emergency Access
-  Top-Of-Bank Roadway/Park



[Click here for full Glenridding Neighborhood Structure Plan](#)

FOR SALE

PRIME CREEKFRONT

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Address: 16820 - 41 Avenue SW, Edmonton, AB

Legal Description: Plan 5395MC, Lot E

Size: 17.27 Acres (+/-)

Future Potential Use: Potential Medium (or low) Residential/
Stand Alone Multisite

Present Zoning: Agricultural (AG) and Rural Residential (RR)

Sale Price: \$3,750,000.00 (\$217,139.55/Acre)

Contact

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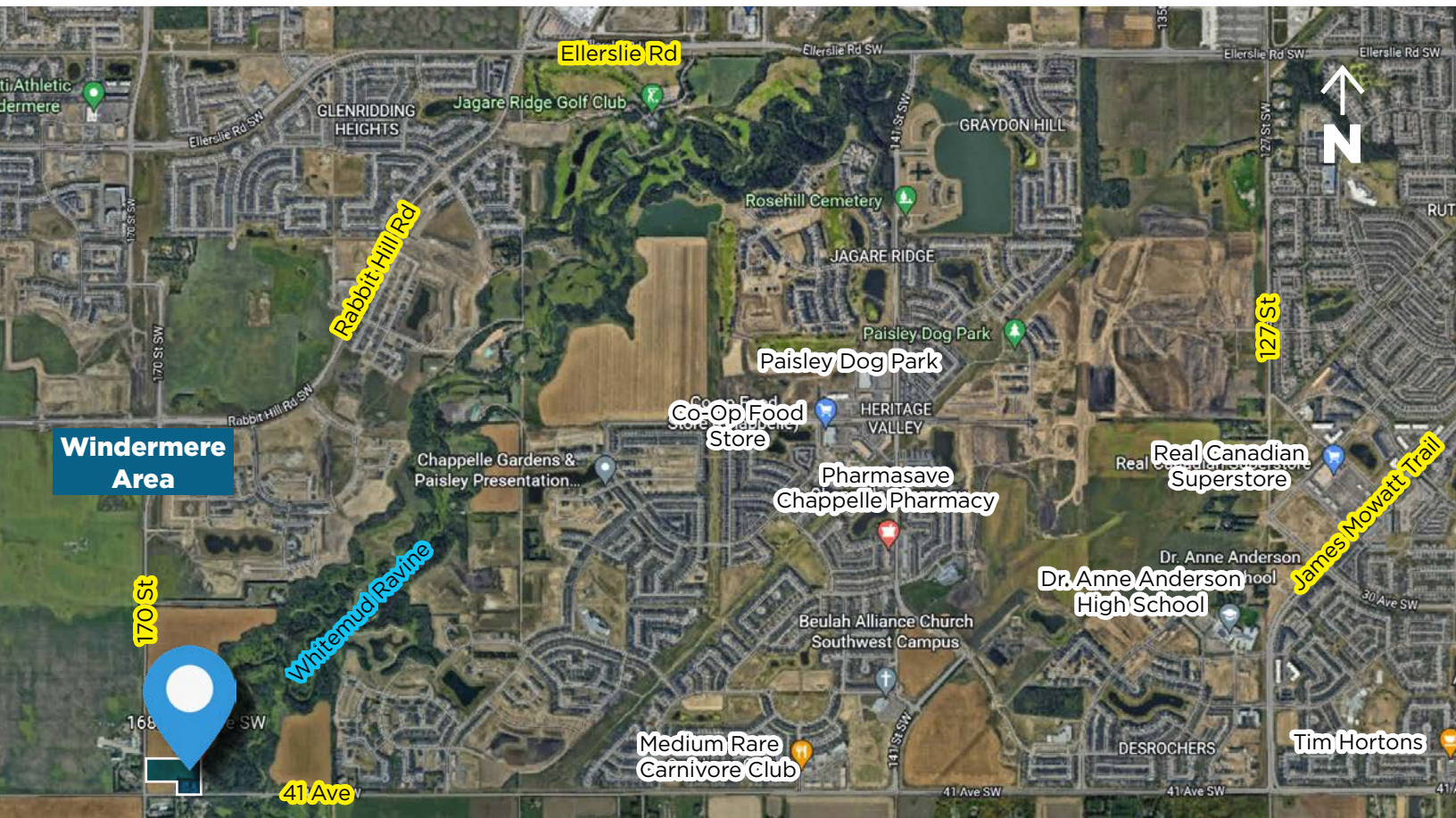
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