

# FOR SALE

## 3.4 Acres (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**Between 45<sup>th</sup> & 46<sup>th</sup> Street - North of 41<sup>st</sup> Avenue,  
Stony Plain, AB**

## Multi-Family Development - Stony Plain Residential Land

### Property Highlights

- Ideal use for the site is to construct a fully serviced multi-family development that could be comprised of detached, duplexed, multi-unit, row house and or semi-detached complete with a centralized landscaped area to facilitate visitor parking and trees
- Multi-family and single dwelling developments exist to the south (Meridian Heights) and east (Saint Andrews) of the site
- This 3.4 acre (+/-) site lies south of the Highway 16A access ramp between 45th and 46th Street within the Town of Stony Plain
- Ready for development, this site is barren with a small row of trees along the east boundary
- Excellent location with easy access to Highway 16A



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



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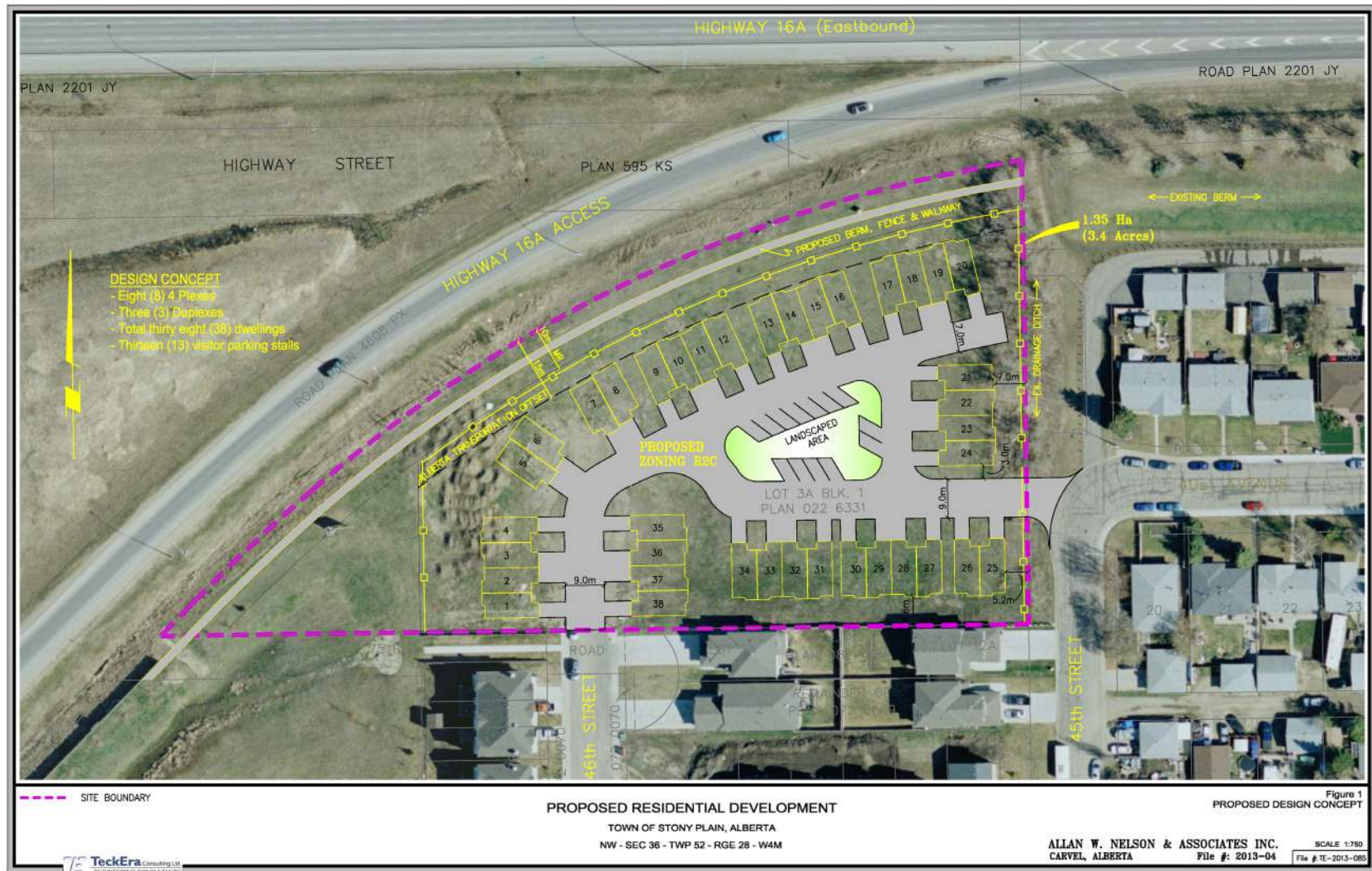
780.488.0888



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### Proposed Concept

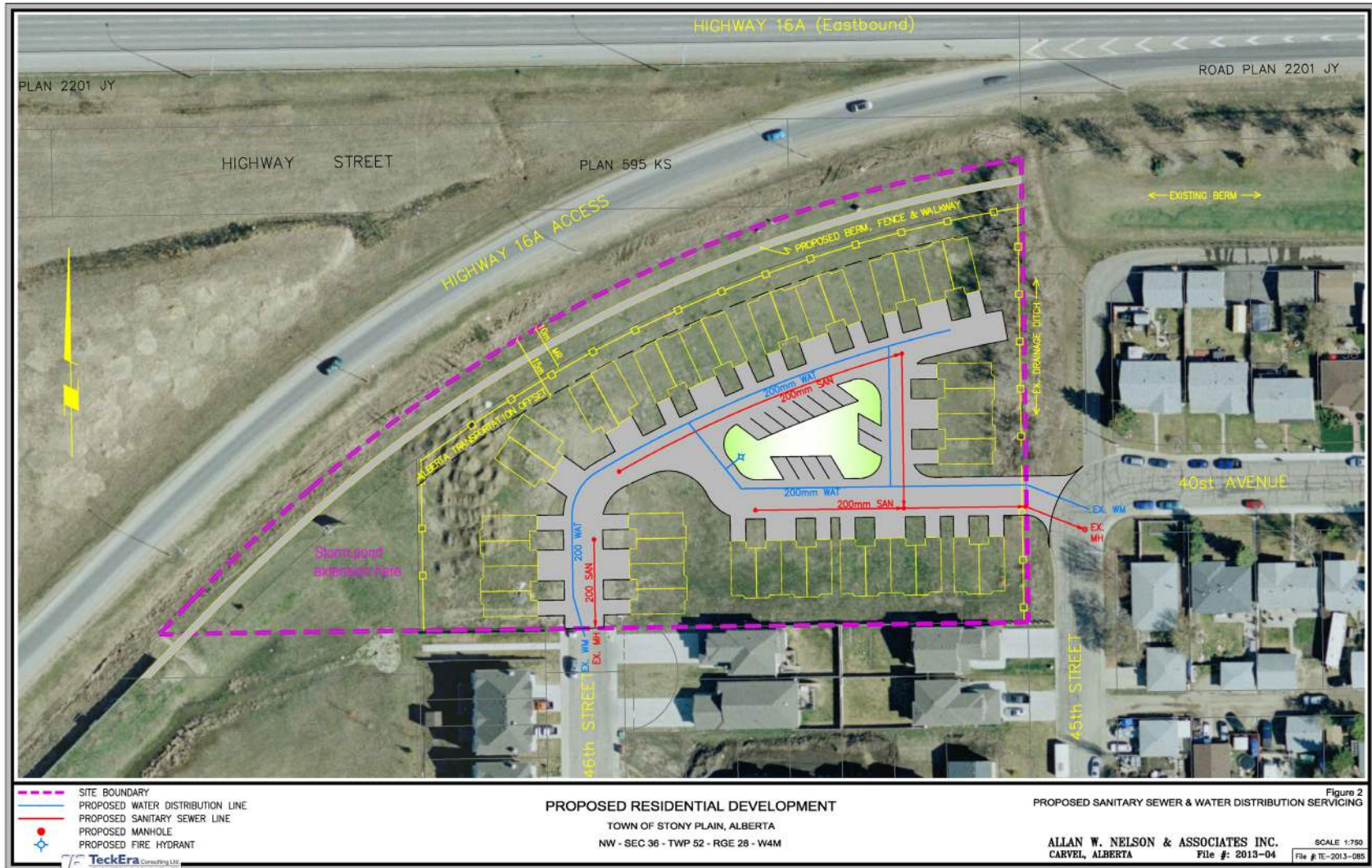




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Multi-Family Development - Stony Plain Residential Land

Proposed Sanitary Sewer & Water Distribution Servicing

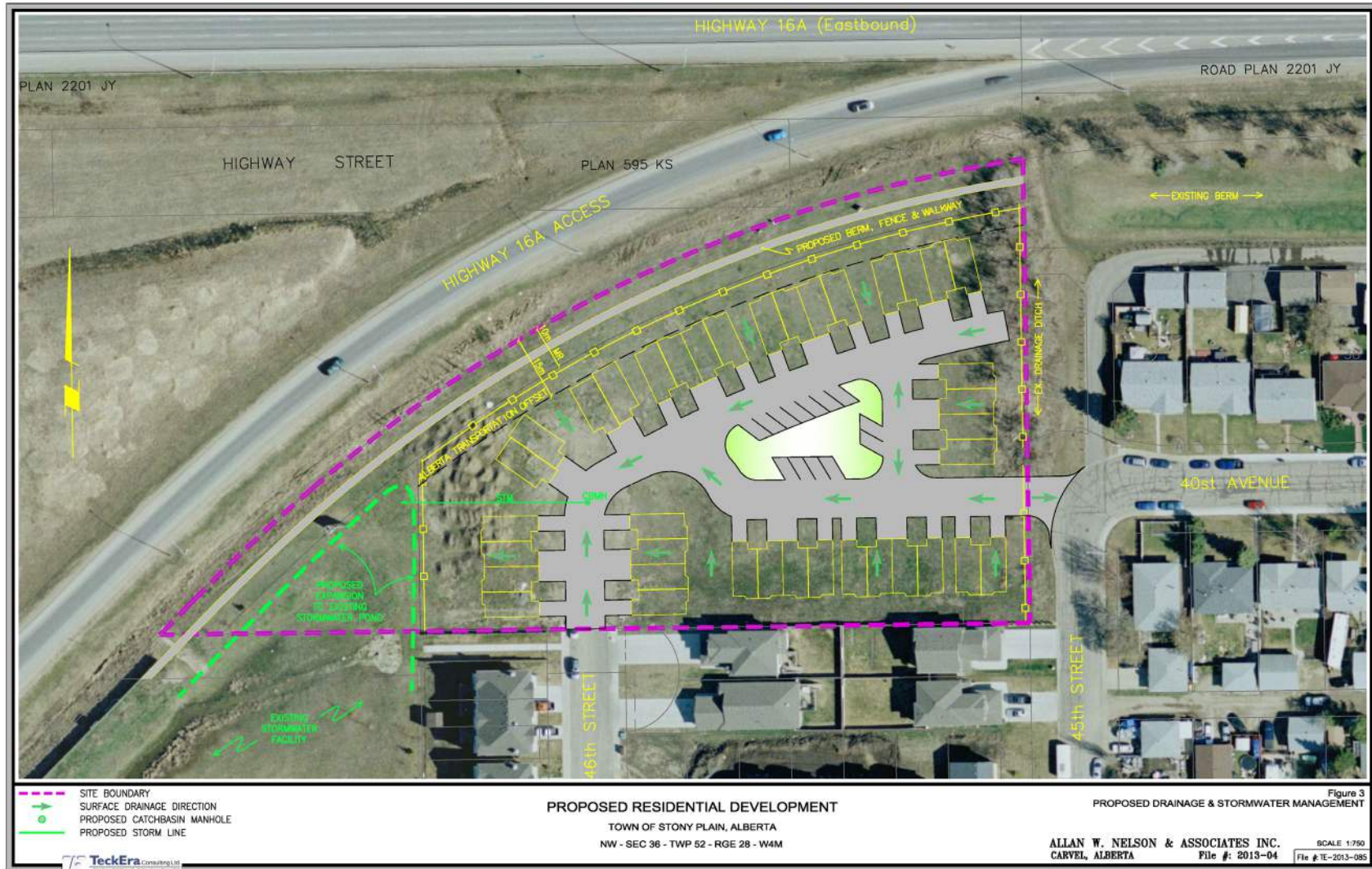




# FOR SALE

## Multi-Family Development - Stony Plain Residential Land

### Proposed Drainage & Stormwater Management



# FOR LEASE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Contact

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## Property Details

<b>Address:</b>	Between 45th & 46th Street - North of 41st Avenue, Stony Plain, AB
<b>Legal Description:</b>	LOT 3A, BLOCK 1, PLAN 022 6331
<b>Size:</b>	3.4 Acres (+/-)
<b>Zoning:</b>	R6 - Comprehensively Planned Residential District**
<b>Possession:</b>	Immediate/Negotiable
<b>Purchase Price:</b>	Market

\*\* R6 - Purpose - This district provides for a comprehensively planned medium density residential development. Two different set of regulation options are provided to accommodate different development scales, one of which requires a finer-scale of subdivision than the other.



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