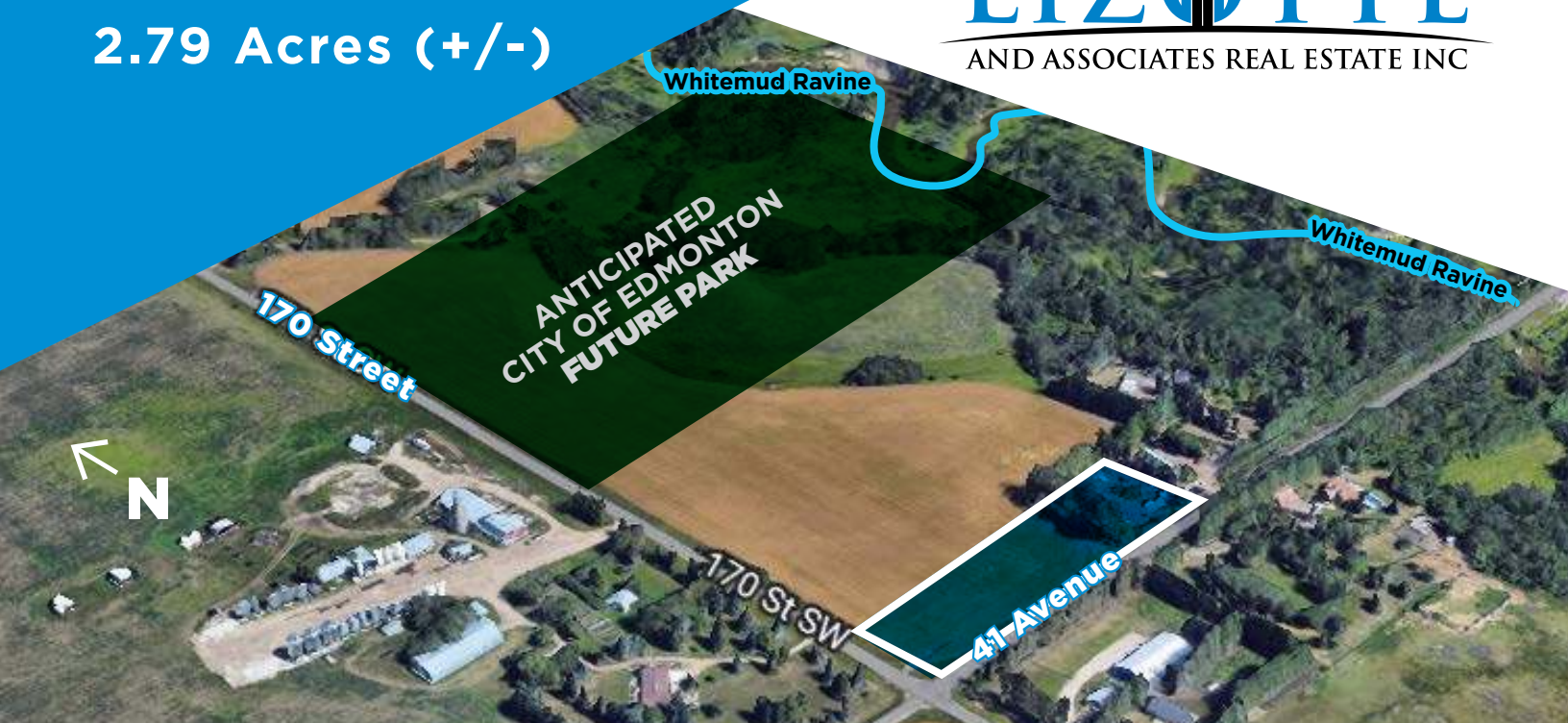


FOR SALE

2.79 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



16830 - 41 Avenue SW, Edmonton, AB

POTENTIAL RESIDENTIAL REDEVELOPMENT SITE

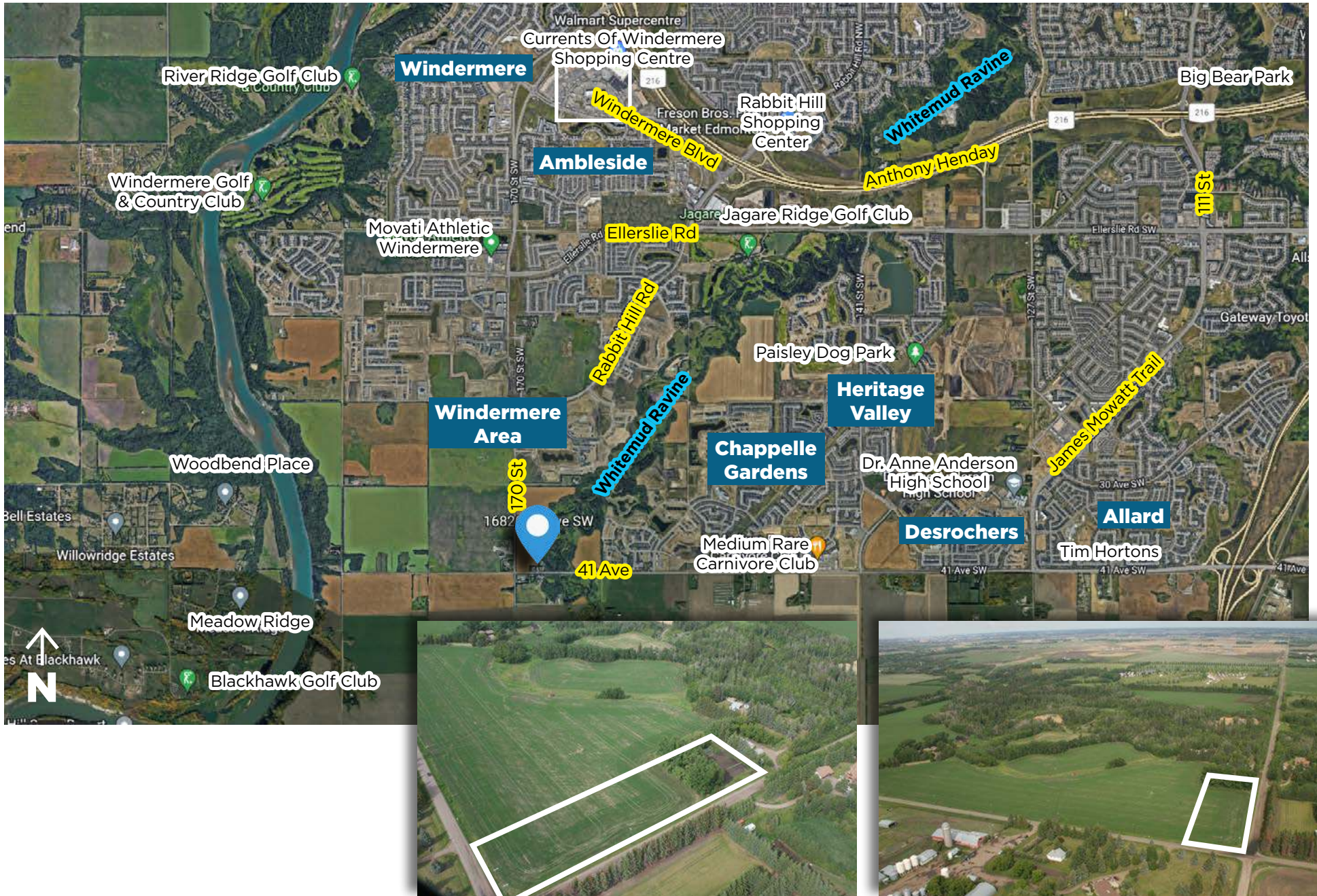
NEW INFORMATION

- 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

- Agricultural land part of the Glenridding NSP
- Near Edmonton's stunning Whitemud Creek to the east and Edmonton's future park to the north in prestigious Windermere neighbourhood
- Within Edmonton's Glenridding Ravine Neighborhood Structure Plan;
[Click here for more information](#)
- Minutes from the Anthony Henday
- Strategically located on 170 Street SW & 41 Avenue SW

Map View | Edmonton, Alberta



Glenridding Ravine NSP

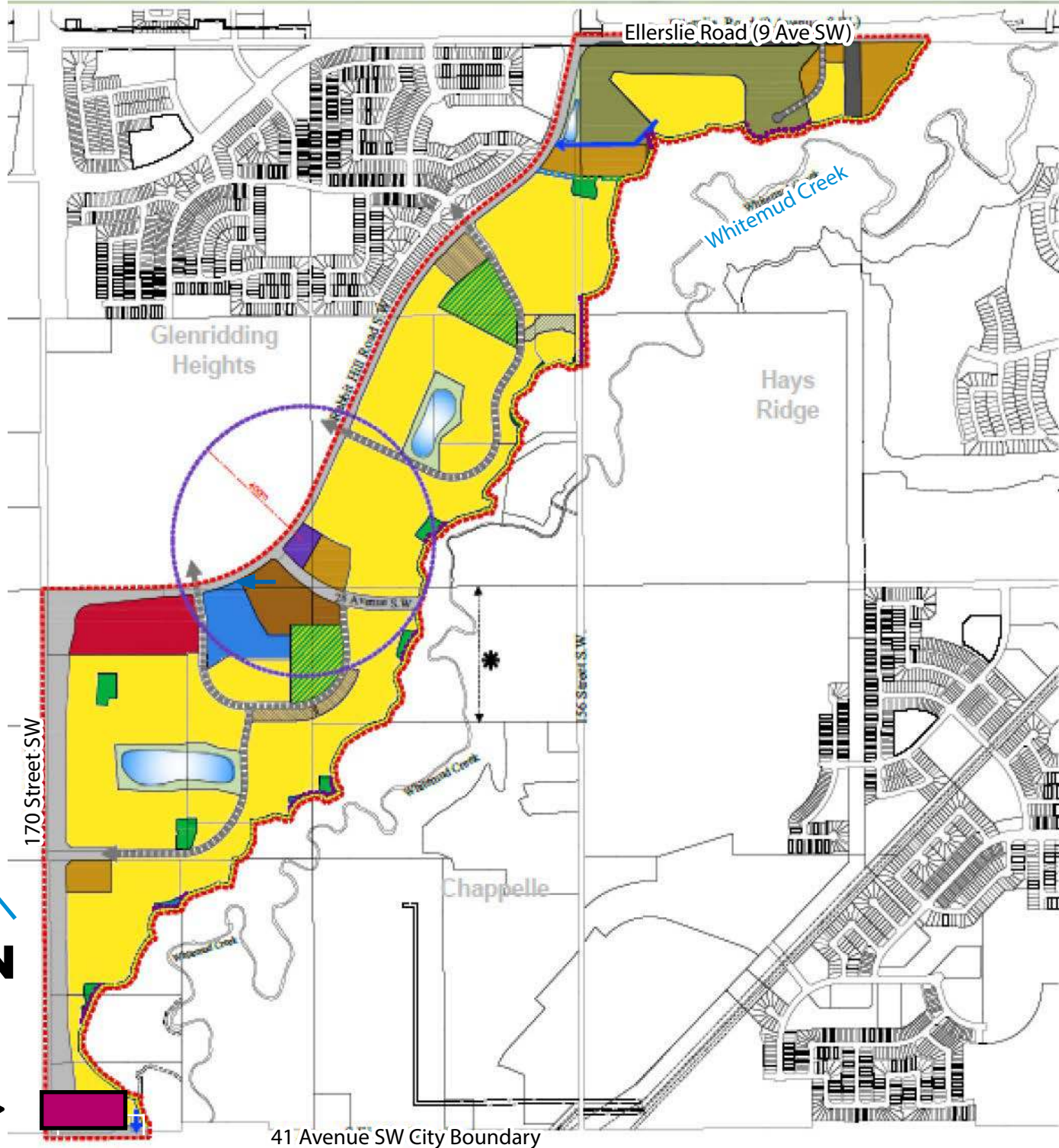
Land-Use Concept

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](#)

Subject Property



41 Avenue SW City Boundary

FOR SALE

PRIME CREEKFRONT

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

2.79 AC (+/-) | Property Information

Address: 16830 - 41 Avenue SW, Edmonton, AB

Legal Description: Lot F; Block ; Plan 5395MC

Future Potential Use: Potential Residential Redevelopment Site

Present Zoning: Agricultural (AG)

Sale Price: \$1,250,000.00 (\$448,000/Acre)

Contact

Christian Jones

Land Sales Executive

Cell: 780.716.2851

Direct: 780.784.0888

christian@lizotterealestate.com

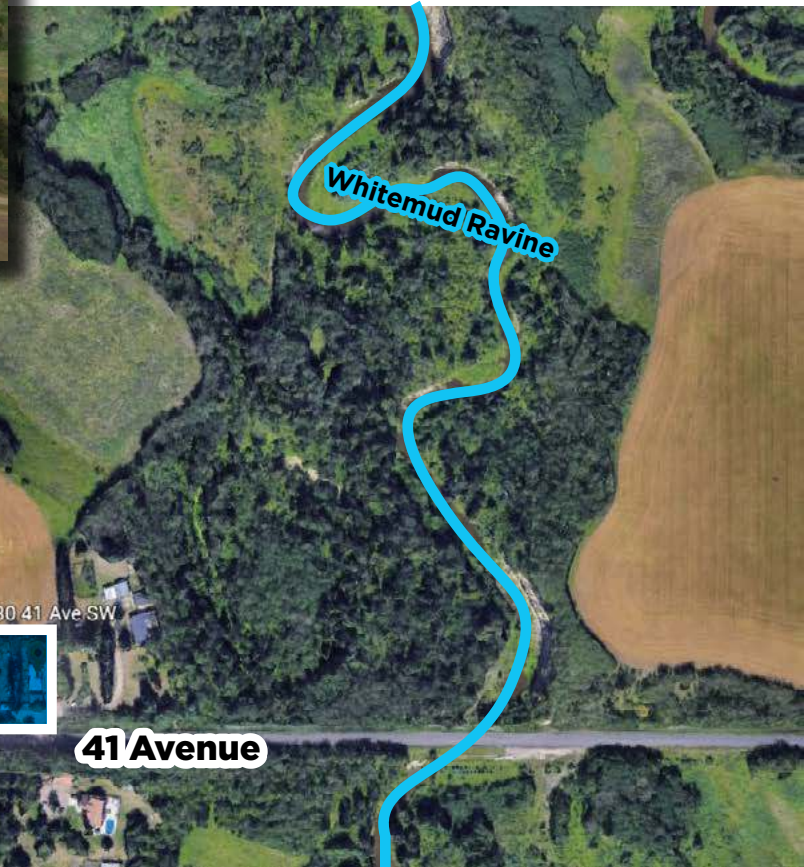
Rohin Geis

Licensed Assistant

Cell: 587.597.1553

Direct: 780.784.9586

rohin@lizotterealestate.com



170 Street

2.79 AC

16830 41 Ave SW

41 Avenue



780.488.0888



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