

FOR SALE

±17.27 ACRES

WHITEMUD RAVINE

**ANTICIPATED CITY OF
EDMONTON FUTURE PARK**

SUBJECT LANDS

170 ST

41 AVENUE

RESIDENTIAL CREEK FRONT SITE

16820 - 41 Avenue SW, Edmonton, AB

Property Highlights

- 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.
- Overlooking Edmonton's stunning Whitemud Creek to the east and Edmonton's future park to the north in the prestigious Windermere neighborhood Potential stand alone medium density multi family site
- Within Edmonton's Glendridding 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

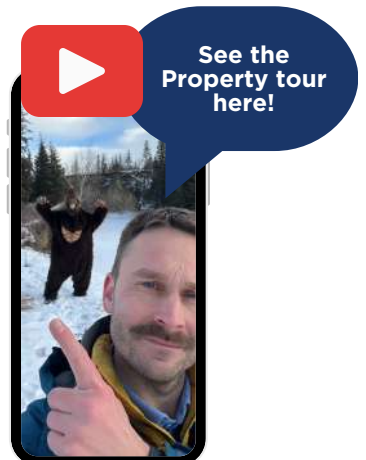
\$3,900,000.00

ASKING PRICE

\$225,825.13/Acre

RATE

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



Christian Jones, Vice President

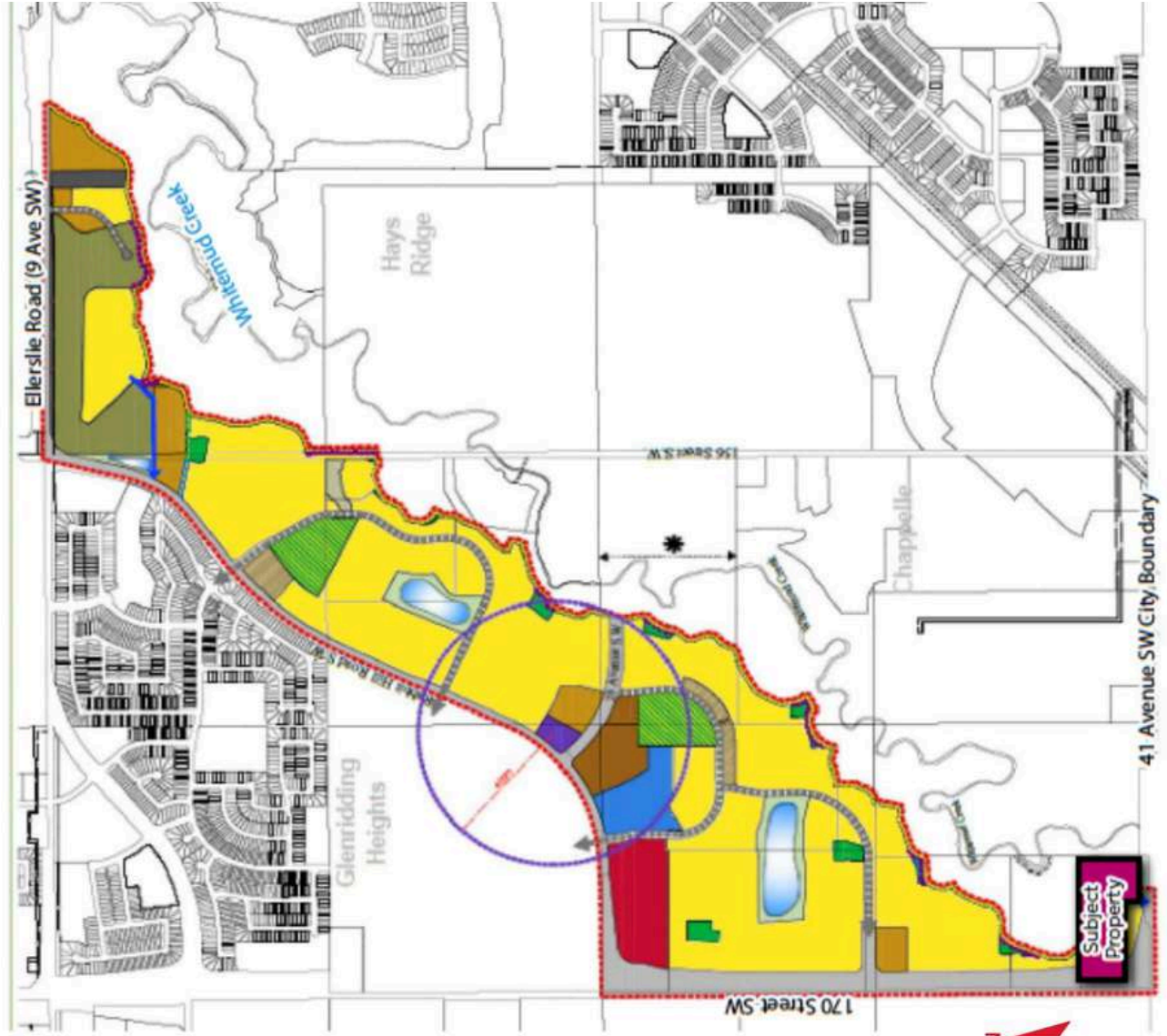
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✉ 1988jones@gmail.com

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



PROPERTY DETAILS

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)



201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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