



FOR SALE

± 17.27 ACRES



RESIDENTIAL CREEK FRONT SITE

16820 - 41 Avenue SW, Edmonton, AB

RE/MAX Excellence Commercial Division presents a prime development opportunity in Edmonton's prestigious Windermere community.

- Based on conversations with the City of Edmonton, medium-density zoning would likely be supported by Council to promote the City's vision of higher-density growth.
- Potential stand-alone medium-density multi-family development site
- Overlooks stunning Whitemud Creek to the east and potential future municipal park to the north
- Located in the affluent Windermere neighbourhood
- Situated within the approved Glenriding Ravine Neighbourhood Structure Plan
- Strategically located at the northeast corner of 170 Street SW & 41 Avenue SW
- Just minutes from the Anthony Henday, offering excellent city-wide access

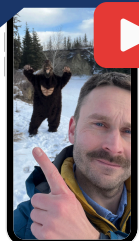


[View On Street](#)



[View On Maps](#)

See property tour here!



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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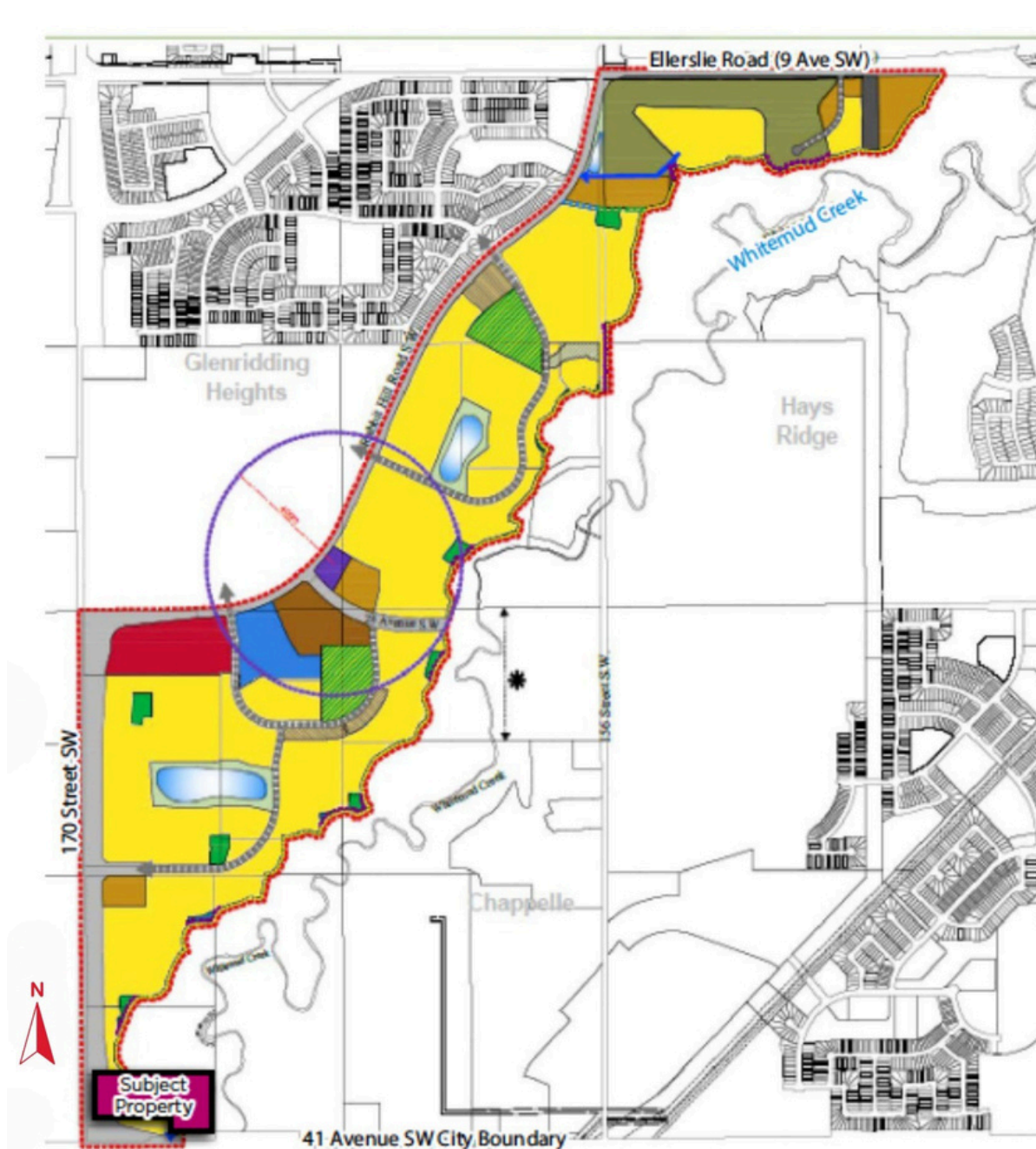
PROPERTY INFORMATION

Address	16820 - 41 Avenue SW, Edmonton, AB
Short Legal	Plan 5395MC, Lot E
Lot size	± 17.27 Acres
Zoning	Agriculture (AG), and Rural Residential (RR)
Future Potential Use	Medium or low residential, or stand alone multisite.
Price	\$3,900,000.00
Price Per Acre	\$225,825.13/Acre



GLENRIDDING RAVINE NSP

LAND USE CONCEPT



- | | |
|---|--|
| <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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 |
|---|--|

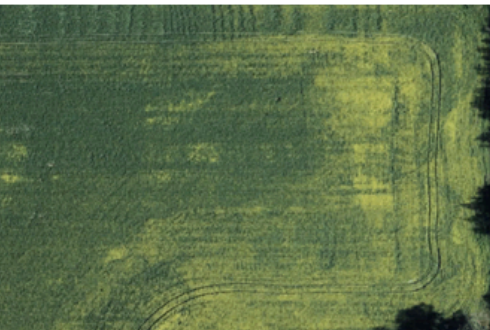


170 ST NW



SUBJECT
17.27 ACRES

41 AVE SW



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