

FOR SALE

± 20 ACRES

PROSPERTUNITY!

3211 199 Street NW, Edmonton, Alberta

Property Highlights

- Although slated for low density residential per the Uplands Neighborhood Structure Plan, the City of Edmonton might also approve a medium density stand-alone multi-site or commercial site to promote the City's vision of higher density.
- Located in the [Uplands Neighborhood Structure Plan](#) in Riverview
- Ongoing development nearly next door with services to run in front of property along 199 Street;
- One minute drive from Qualico's upcoming prestigious shopping Centre to the south. [Click here](#) for details.
- Minutes away from fun things like: the Edmonton Corn Maze, Petroleum Golf & Country Club, the Devonian Botanical Gardens, Clifford E. Lee. Nature Sanctuary and the Bunchberry Meadows

\$6,800,000.00

ASKING PRICE

\$340,000.00/Acre

RATE

± 20 Acres

LOT SIZE



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Christian Jones, Vice President

(780) 716.2851

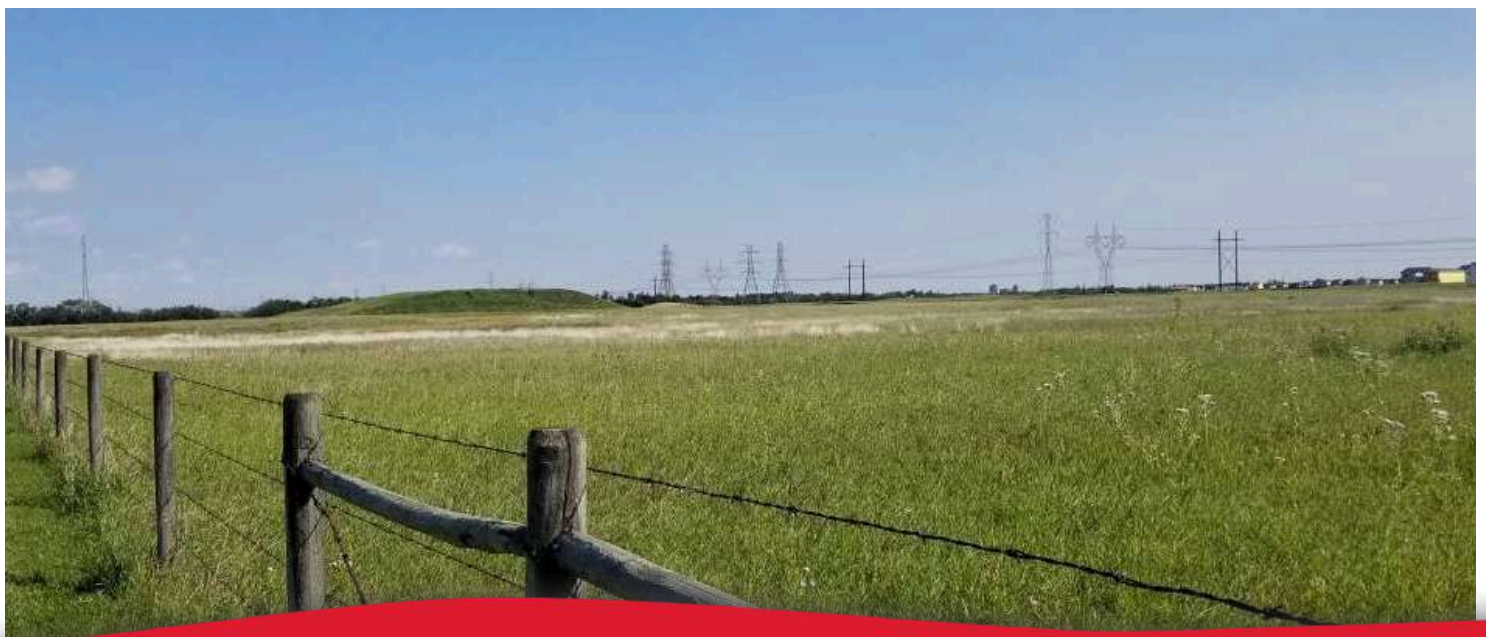
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DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN

UPLANDS NEIGHBORHOOD STRUCTURE PLAN



- Legend**
- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Residential | Stormwater Management Facility |
| Single/ Semi-Detached Residential | Town Centre Mixed Used - Commercial | Public Utility |
| Row Housing | Business Employment | Top-of-Bank Roadway / Park |
| Street Oriented Residential | Public Upland Area (ER) | Collector Roadway |
| Uplands Village DC2 | Urban Village Park | Arterial Roadway |
| Low Rise / Medium Density Housing | Pocket Park / Greenway | NSP Boundary |
| Town Centre Mixed Use - Medium Rise | Natural Area (MR) | |
| | Natural Area (ER) | |



ADDITIONAL PHOTOS

EAST VIEW ALONG NORTH PROPERTY LINE



LOOKING SOUTH TOWARDS NEARBY DEVELOPMENT



THE PROPERTY'S MAIN RESIDENCE



PROPERTY INFORMATION

Address:	3211 - 199 Street NW, Edmonton, AB
Legal Address:	Block B, Plan 5476NY
Lot size:	+/- 20 Acres
Zoning:	AG (Agriculture)
Price Per Acre:	\$340,000.00/Acre
Sale Price:	\$6,800,000.00



Southwest Edmonton — Servicing Route



CONTACT:

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