



**FOR SALE**

**MARKET**

## **PRIME DEVELOPMENT LAND**

**3530 199 Street NW, Edmonton, AB**

**RE/MAX Excellence Commercial Division is pleased to present a development opportunity in Southwest Edmonton.**

This strategically located site offers significant frontage onto 199 Street (Edgemont Blvd) and is surrounded by established and emerging multifamily developments, making it a prime candidate for high-density residential or mixed-use construction.

Positioned in a rapidly growing area, this property provides excellent connectivity to major transportation routes and is in close proximity to key amenities, schools, retail, and recreation. The location supports strong development potential, with a setting that blends suburban convenience and urban-style density.

This rare offering presents developers with the chance to shape a prominent project in one of Edmonton's most dynamic corridors.

Site Area	± 17.014 Acres
Zoning	AG (Agriculture)
Neighbourhood	Edgemont
Legal	Plan 3119MC Lot A

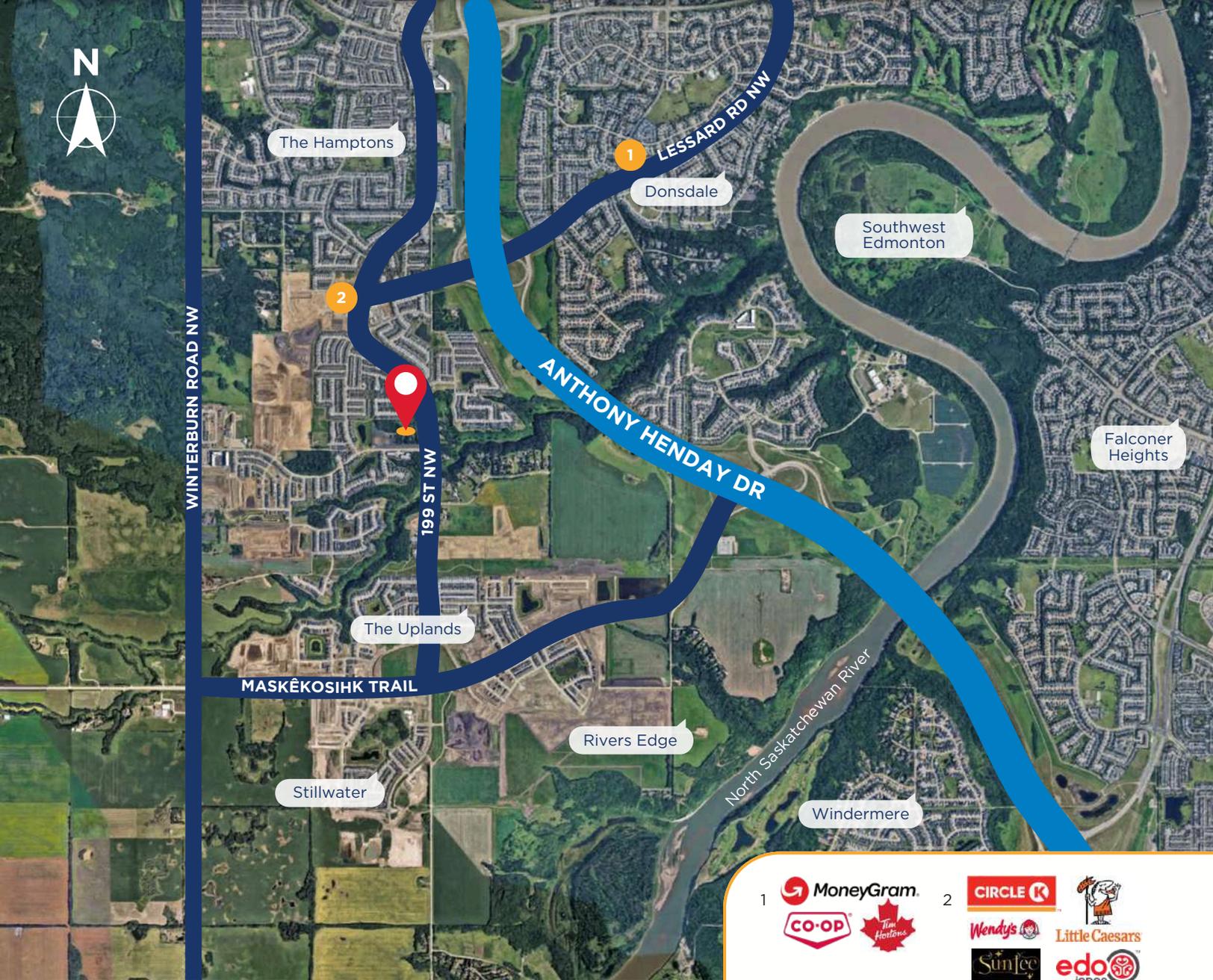
**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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# DEMOGRAPHICS

3530 199 Street NW, Edmonton, AB



## POPULATION

5,050  
Edgemont Area



## COMMUTE

93.7%  
By Car



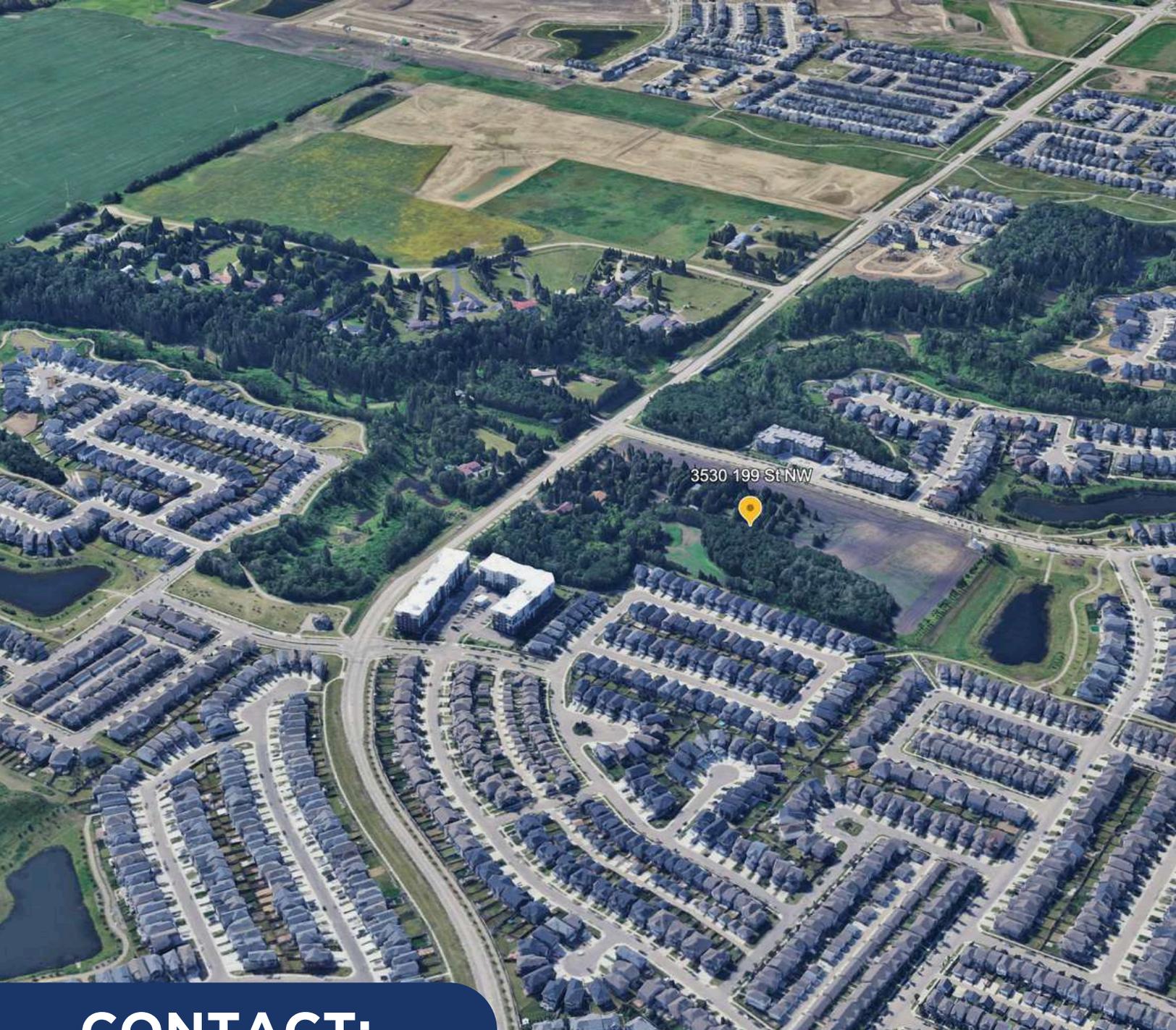
## HOUSING

Owner: 84.3%  
Renter: 15.7%



## INCOME

Individual: \$63.2k  
Family: \$143.5k



3530 199 St NW



# CONTACT:

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