

FOR SALE

16820 - 41 Avenue SW,
Edmonton, AB



RESIDENTIAL CREEK FRONT SITE

REMAX Commercial Excel is pleased to present 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

DETAILS	
Short Legal Address	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.
Sale Price	\$3,900,000.00
Price Per Acre	\$225,825.13/Acre



STREET
VIEW



MAP
VIEW



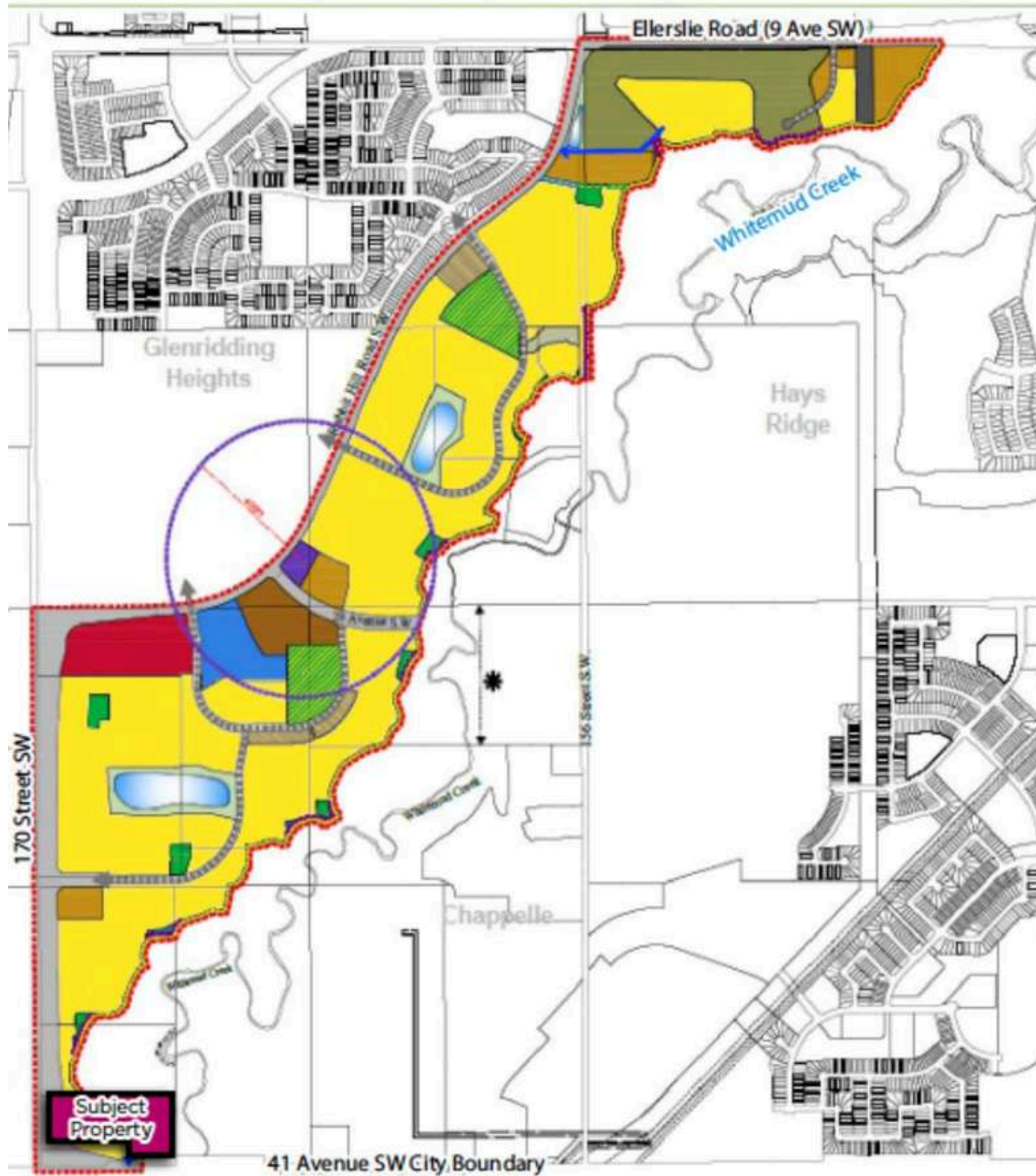
PROPERTY
TOUR

MAP



GLENRIDDING RAVINE NSP

Land Use Concept



- | | |
|----------------------------------------------------------------------|-----------------------------------------|
| Potential Medium (or low) Density Residential/Stand Alone Multi-site | Greenway (MR) |
| Single/Semi-Detached Residential | Stormwater Management Facility |
| Row Housing | Public Upland Area |
| Low Rise/Medium Density Housing | Lands Between UDL & Top-Of-Bank Roadway |
| Medium Rise/High Density Housing | Top-Of-Bank Roadway & Park |
| Community Commercial | NSP Boundary |
| Transit Centre | Arterial Roadway |
| Park | Public Utility Right-Of-Way |
| Urban Village Park | Collector Roadway |
| Existing Golf Course/Club House | Emergency Access |
| Environmental Reserve Easement | Top-Of-Bank Roadway/Park |
| Greenway (ROW) | |



170 ST NW



SUBJECT
17.27 ACRES




41 AVE SW



CONTACT.

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