

FOR SALE | WOODBEND ESTATES

309.91 Acres of Entitled Country Residential Development Land in Parkland County



List Price: **\$16,200,000**
\$52,273 per acre



STILLWATER NEIGHBOURHOOD

← ANTHONY HENDAY →

DOWNTOWN EDMONTON



← 215 STREET →

City of Edmonton / Parkland County Border

Woodbend Community Hall

RANGE ROAD 261

309.91 ACRES

9TH AVENUE / WOODBEND ROAD (TOWNSHIP RD 514)



Edmonton's Growth Edge: Located 800 metres west of the City boundary, 8 minutes to the Anthony Henday, across from Riverview. 22,000 homes and 55,000 residents planned.

Density Upside: 85 lots approved against a regional ceiling of 100. Parkland County is currently reviewing area planning policy, targeting greater flexibility.

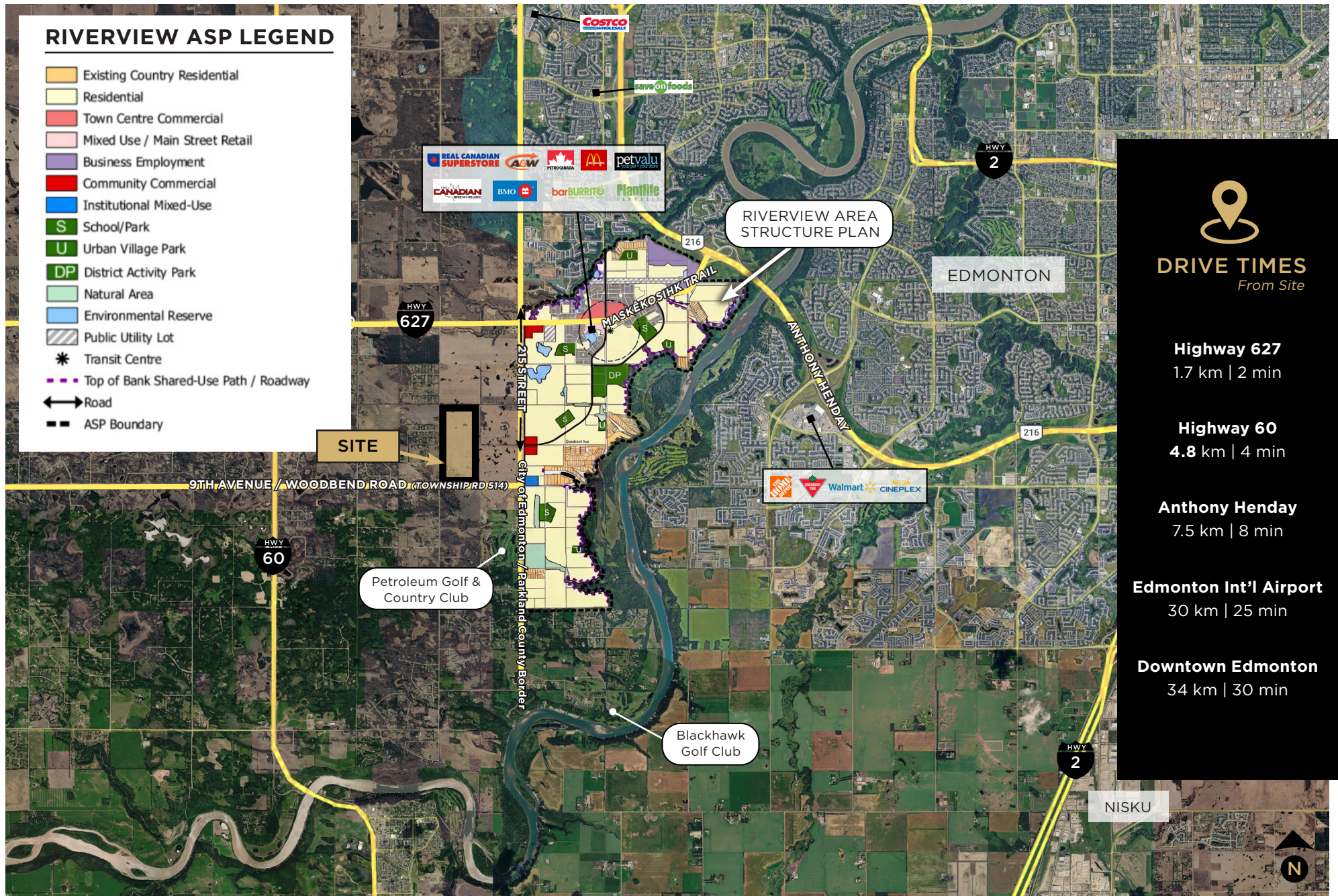
Retail Corridor: Minutes from Shoppes at Stillwater, anchored by Superstore and less than 10 minutes from Costco. Median household income within 5 km is \$146,380.

215 Street Upgrade: The City boundary road is planned for upgrade to a four-lane urban arterial with a shared use path.

Comprehensive Due Diligence Package: Eighteen studies, reports and approvals. Geotechnical, hydrogeological, biophysical, wetland, environmental, stormwater, traffic and historical resources.

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LOCATION | WOODBEND ESTATES LAND



LOCATION | WOODBEND ESTATES LAND



1 SHOPPES AT STILLWATER



2 EDMONT LANDING



3 HAMPTON TERRACE



4 CURRENTS OF WINDERMERE



DETAILS | WOODBEND ESTATES LAND



List Price: **\$16,200,000**

\$52,273 per acre



199 STREET

← 215 STREET →

City of Edmonton / Parkland County Border

Woodbend
Community Hall

North Saskatchewan River

Petroleum Golf &
Country Club

WOODBEND ROAD (TOWNSHIP RD 514)

RANGE ROAD 261

309.91 ACRES



MUNICIPAL ADDRESS

Township Road 514 (Woodbend Road) &
Range Road 261 | Parkland County, AB

LAND USE

Country Residential, Municipal Reserve,
Environmental Reserve, Public Utility Lot

ZONING

CR, Country Residential District ⓘ
(Parkland County Land Use Bylaw 2025-12)

PLANNING

Woodbend-Graminia Area Structure Plan ⓘ
Woodbend Estates Conceptual Scheme approved July 17, 2025
Parkland County's River's Edge Development Area Policies

SERVICING

Rural Standard

DENSITY

85 approved country residential lots, 42.5 lots per quarter section. Parkland County's Municipal Development Plan permits up to 50 lots per quarter section, and the County has identified opportunity to adjust this maximum through the River's Edge policy review. Potential to increase, subject to County approval.

LEGAL DESCRIPTION	AREA
Plan 0923984, Block 1, Lot 1	76.60 Ac
Plan 0923984, Block 1, Lot 2	2.99 Ac
Plan 0923984, Block 1, Lot 4	76.60 Ac
Plan 0923987, Block 1, Lot 2	75.12 Ac
Plan 0923987, Block 1, Lot 3	75.61 Ac
Plan 0923987, Block 1, Lot 4	2.99 Ac

Total Site Area - 309.91 Ac

CONCEPT | WOODBEND ESTATES LAND



LEGEND

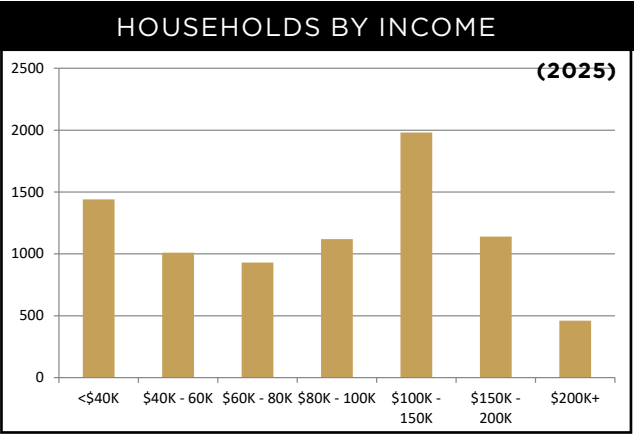
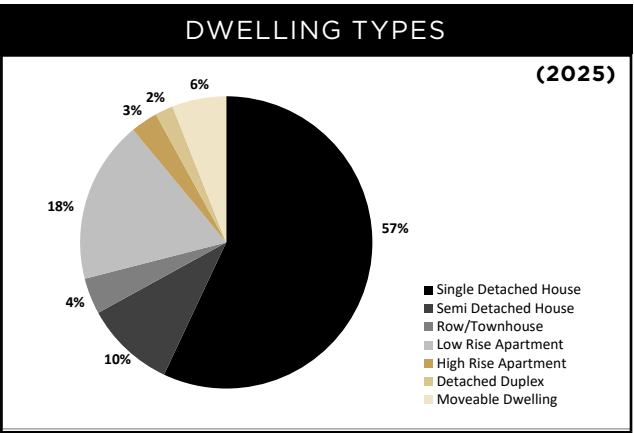
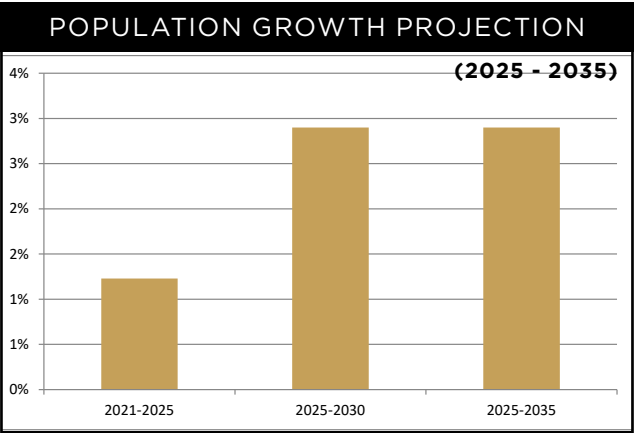
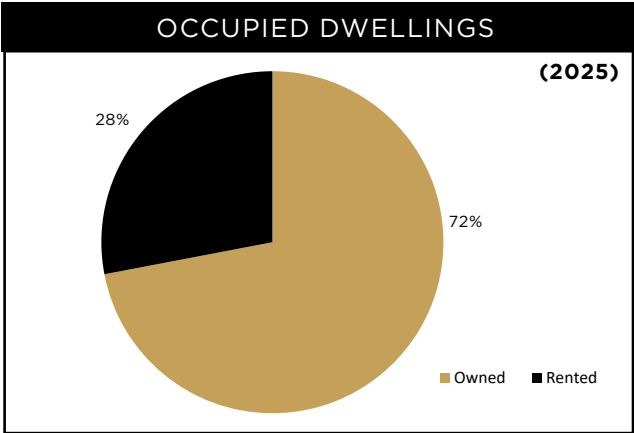
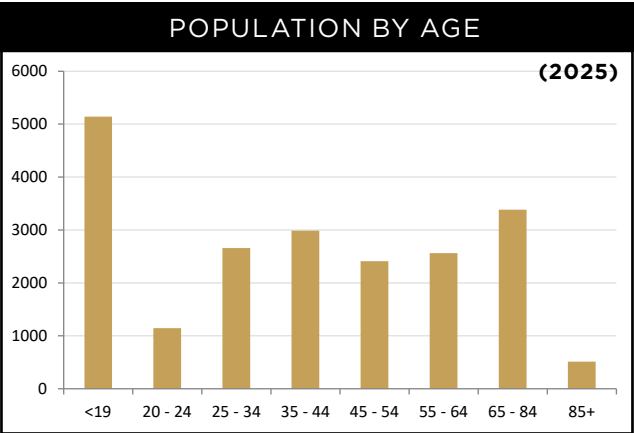
- CR LOTS
- MUNICIPAL RESERVE
- ENVIRONMENTAL RESERVE
- PUBLIC UTILITY LOT (SWM)
- POTENTIAL ROADWAY
- PLAN AREA

Density: 85 approved country residential lots, 42.5 lots per quarter section.

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LAND USE	HECTARES	ACRES	% OF GROSS AREA
GROSS AREA	127.85	315.92	100%
ENVIRONMENTAL RESERVE	20.87	51.57	16.3%
NET DEVELOPABLE AREA	106.98	264.35	83.7%
MUNICIPAL RESERVE	14.39	35.56	11.3%
STREET NETWORK	12.87	31.80	10.1%
STORMWATER MANAGEMENT	0.81	2.00	0.6%
RESIDENTIAL LANDS	78.91	194.99	61.7%

Plan area statistics cover the full Conceptual Scheme boundary. Subject property area is 309.91 acres.



PARKLAND COUNTY

Transportation, Distribution & Logistics:
Anchor area includes the Acheson Industrial Area along major highway/rail corridors, housing large fulfillment and distribution hubs (such as Amazon).

Energy & Power Generation:
Major regional industrial employers and property tax assessment contributors include TransAlta and AltaLink, supported by oilfield service operations.

Manufacturing & Construction:
High concentration of light-to-heavy industrial fabrication, equipment services, and commercial construction servicing northern Alberta.

Value-Added Agriculture:
Supported by over 1.7 million acres of active farmland and agricultural processing facilities.



17,125+
total employed population in
Parkland County



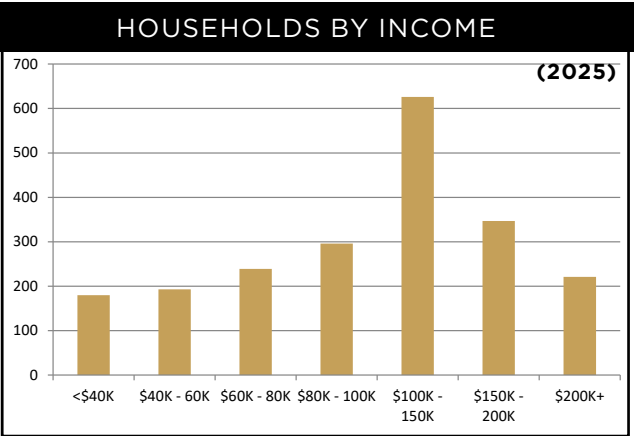
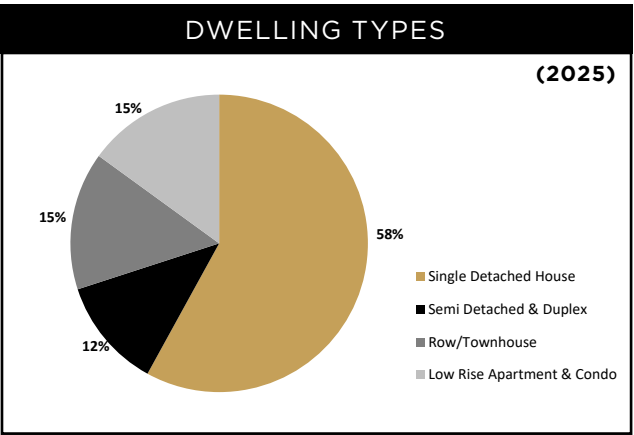
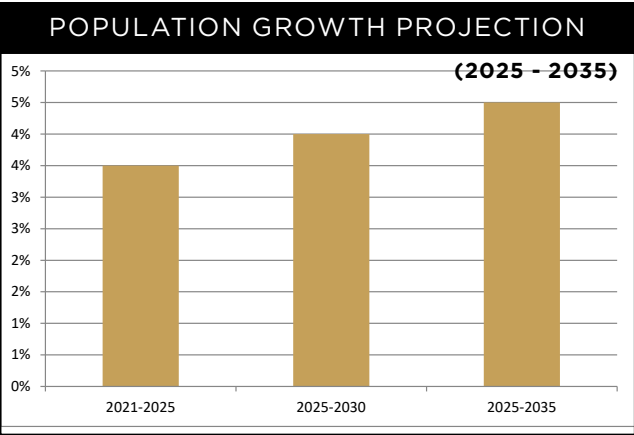
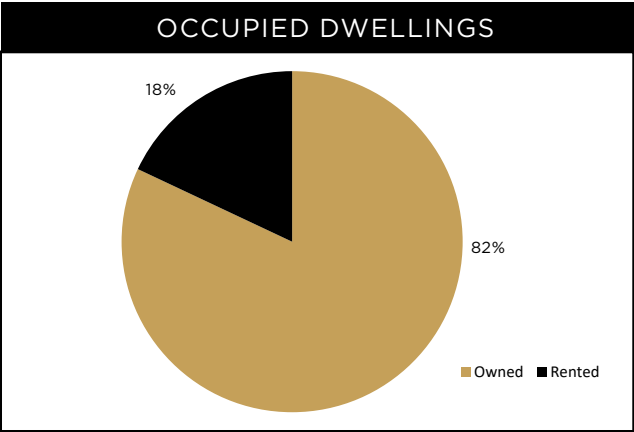
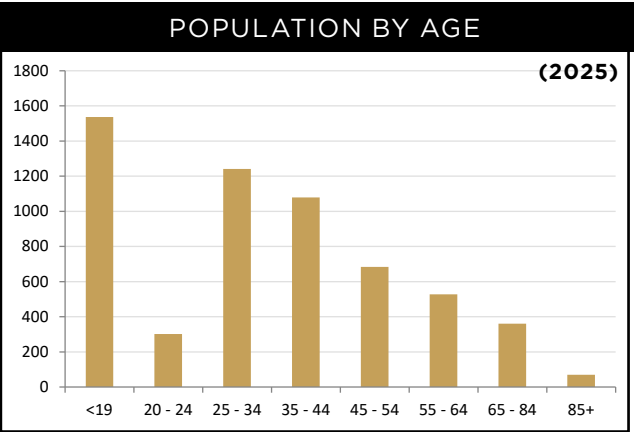
\$99,901
average household income in
Parkland County



1,450+
active registered businesses in
Parkland County



60%+
population with post-secondary
education in Parkland County



RIVERVIEW | EDMONTON

Major Connectivity:
Bisected by Maskêkosihk Trail NW, with direct access to Anthony Henday Drive to the east and 215 Street / Winterburn Road to the west.

Transit Infrastructure:
Designated Transit Centre positioned adjacent to the central Town Centre Commercial hub.

Active Transportation:
Continuous Top-of-Bank Shared-Use Path running parallel to the North Saskatchewan River valley and environmental reserve network.

Community & Educational Nodes:
Strategically distributed School/Park sites, Urban Village Parks, and a centralized District Activity Park integrated directly into the residential neighbourhood cores.



3,850+
total employed population in Riverview Edmonton



\$119,336
average household income in Riverview Edmonton



150,000 SF+
planned commercial space in Riverview Edmonton



65%+
population with post-secondary education in Riverview Edmonton



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