

# New Development Opportunity

Feheregyhazi Blvd. & Henry Dayday Rd.  
Aspen Ridge, Saskatoon, SK  
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Aspen Ridge Multifamily Land – Parcel YY



Aspen Ridge – Parcel YY

Feheregyhazi Blvd. & Henry Dayday Rd., Saskatoon, SK

For Sale

# The Offering

Parcel YY Now Available for Sale

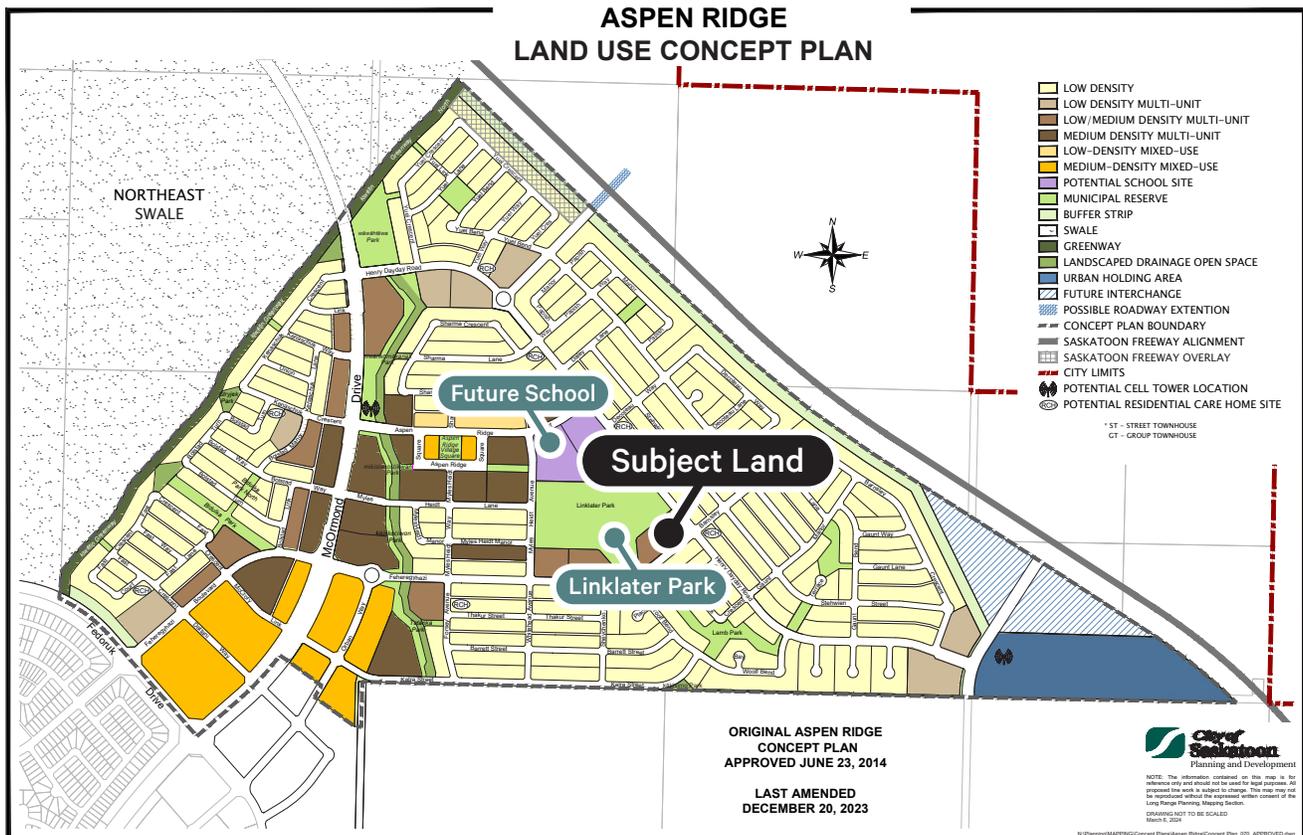
- + **Multifamily development opportunity** backing a future school in Saskatoon's rapidly-expanding northeast quadrant
- + **Excellent visibility** on the corner of **Henry Dayday Rd. & Feheregyhazi Blvd.**
- + **RMTN1 zoning** – Medium Density Townhouse Residential District
- + **Convenient location** adjacent to **Evergreen**, a rapidly-expanding neighbourhood with plenty of amenities nearby & more quickly becoming available



# Property Details

## 2.73 Acres of Commercial Land

Property Address	Henry Dayday Road & Feheregyhazi Boulevard, Saskatoon, SK
List Price	Market
Land Area	2.73 acres
Legal Description	Blk/Par YY-Plan 102466773 Ext 0
Zoning	RMTN1 – Medium Density Townhouse Residential District



To accommodate for Saskatoon's rapid expansion to the north-east, Aspen Ridge was planned and implemented by the City of Saskatoon starting in 2014. The neighbourhood is approximately **638.71 acres**, which includes **17 acres** of core park, **18.6 acres** of linear park, **2.4 acres** divided between three pocket parks, and **0.95 acres** of village square, totaling **6.1%** of the neighbourhood dedicated to greenspace. At its maximum build-out, the population is estimated to reach **12,544**.

Aspen Ridge's north-west border is delineated by the **Northeast Swale**, an area preserved by the City of Saskatoon and Meewasin Valley authority as a valuable ecological, hydrological, and geological amenity. While its boundaries limit growth to the north-west, the Swale serves as an amenity for the adjacent neighbourhoods. This includes the **greenway**, a transitional park between the development bordering the Swale. The zone provides for an area to transition between residential development and the ecological zone, while providing picturesque trails for residents in Aspen Ridge. The south side of the neighbourhood is bordered by the University of Saskatchewan Lands East Management Area.

# Aspen Ridge Parcel YY



## Contact Us

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