

395 Acres River Front Development Land **FOR SALE** Saskatoon, Sk



- 2,300 feet of river frontage with panoramic river valley and Saskatoon skyline views
- 4,900 feet of paved Valley Road frontage
- Only minutes to downtown Saskatoon and Airport
- Powerline corridor on site
- Mineral rights included for river parcel*
- \$12,900,000 Asking Price



Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868



395 Acres of River Front Land on Pavement with Saskatoon Skyline

Valley Road, RM of Corman Park

A rare paved-frontage development canvas just 2 miles south of Saskatoon. Five contiguous parcels totaling 395.07 titled acres on Valley Road pavement with commanding downtown skyline, 2,300 Feet of river frontage, river-valley views and a quick drive to Saskatoon International Airport (YXE). Perfect for a multi-home country-residential community.

Highlights

- Access: Direct paved Valley Road frontage All season great access, premium buyer appeal, 4,900 Feet of pavement frontage.
- Location: 2,300 Feet of river frontage.
- Views: Elevated benches deliver city skyline + river-valley sightlines—prime estate-lot positioning
- Zoning: AR1 Agricultural Residential
- 5 parcels / 395 acres
- Irrigation: 286 irrigated acres with new irrigation equipment
- Utilities: Large powerline corridor on site
- Airport Proximity: Short, efficient drive to YXE

At a Glance

- Total: 395 titled acres (5 parcels)
- Access: PAVED Valley Road; 2 miles to city edge
- 2,300 Feet of river frontage
- Zoning: AR1 Agricultural Residential
- Irrigation: 286 acres (new equipment)
- Legals: Nw & Ne 2-36-6 w3, Nw 1-36-6 w3
- Mineral rights included for Nw 1-36-6 w3 (except coal)*
- Asking Price: \$12,900,000

Google Map Link



Google Map Link

<https://www.google.com/maps/d/viewer?mid=1QhKY-YuLTbFspZ15TlOzsXxIKu7-3LU&ll=52.0819%2C-106.7169&z=13>



Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868

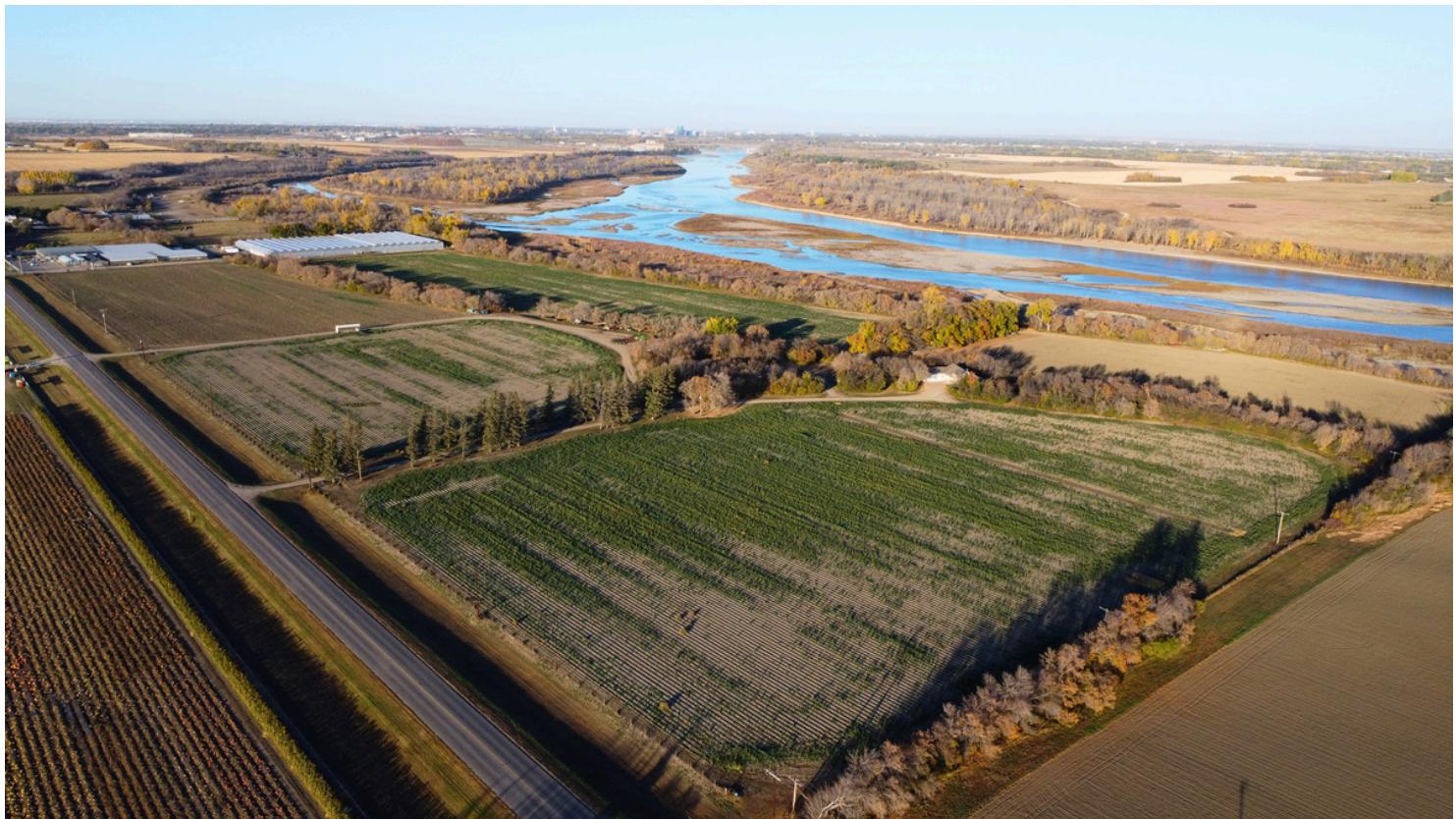




Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868

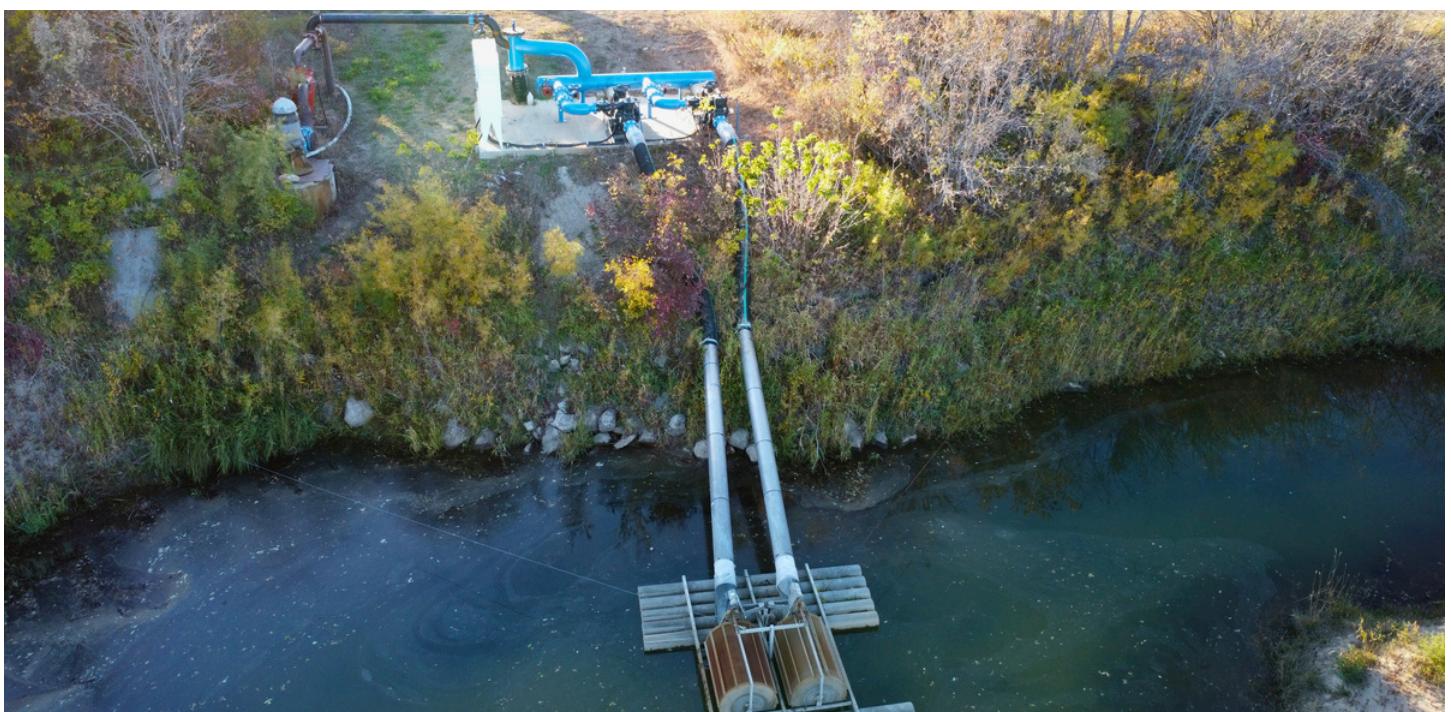




Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868

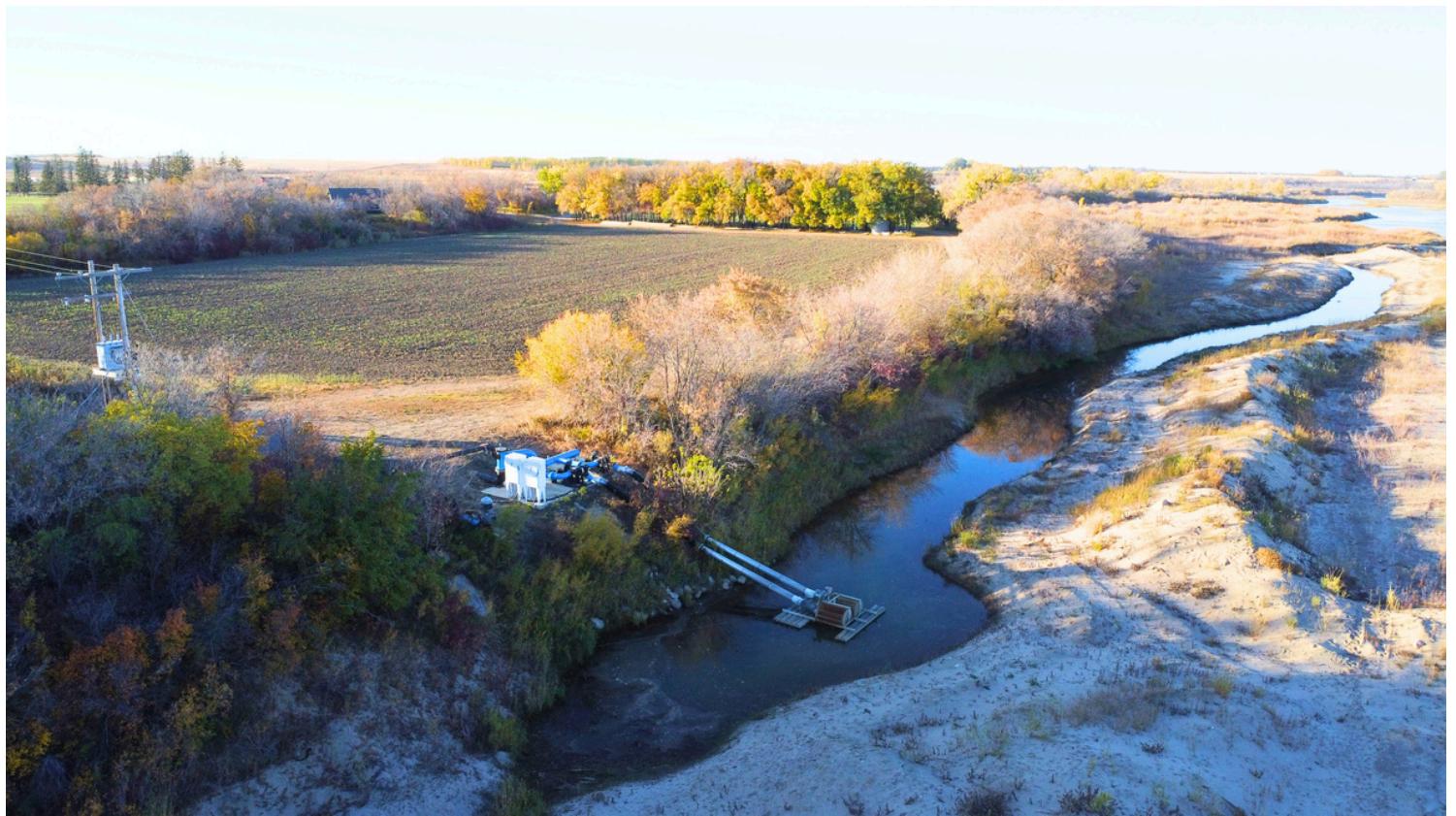




Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868





Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868





Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868





Steve LeBlanc
403-391-6447

Marcel LeBlanc
403-350-6868

