

# EDMONTON SOUTHEAST LANDS

For Sale | 259 Acres of Future Residential Development Land

**HCR** | HUGHES  
COMMERCIAL  
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**Minutes from Active ASP:** Located 3 minutes south of the new Decoteau Area Structure Plan.

**City-Designated Growth Land:** Identified as a Future Growth Area for residential development in the City of Edmonton's Ellerslie District Plan.

**259 Acres, One Owner:** One of the largest land holdings available for sale in the southeast growth corridor.

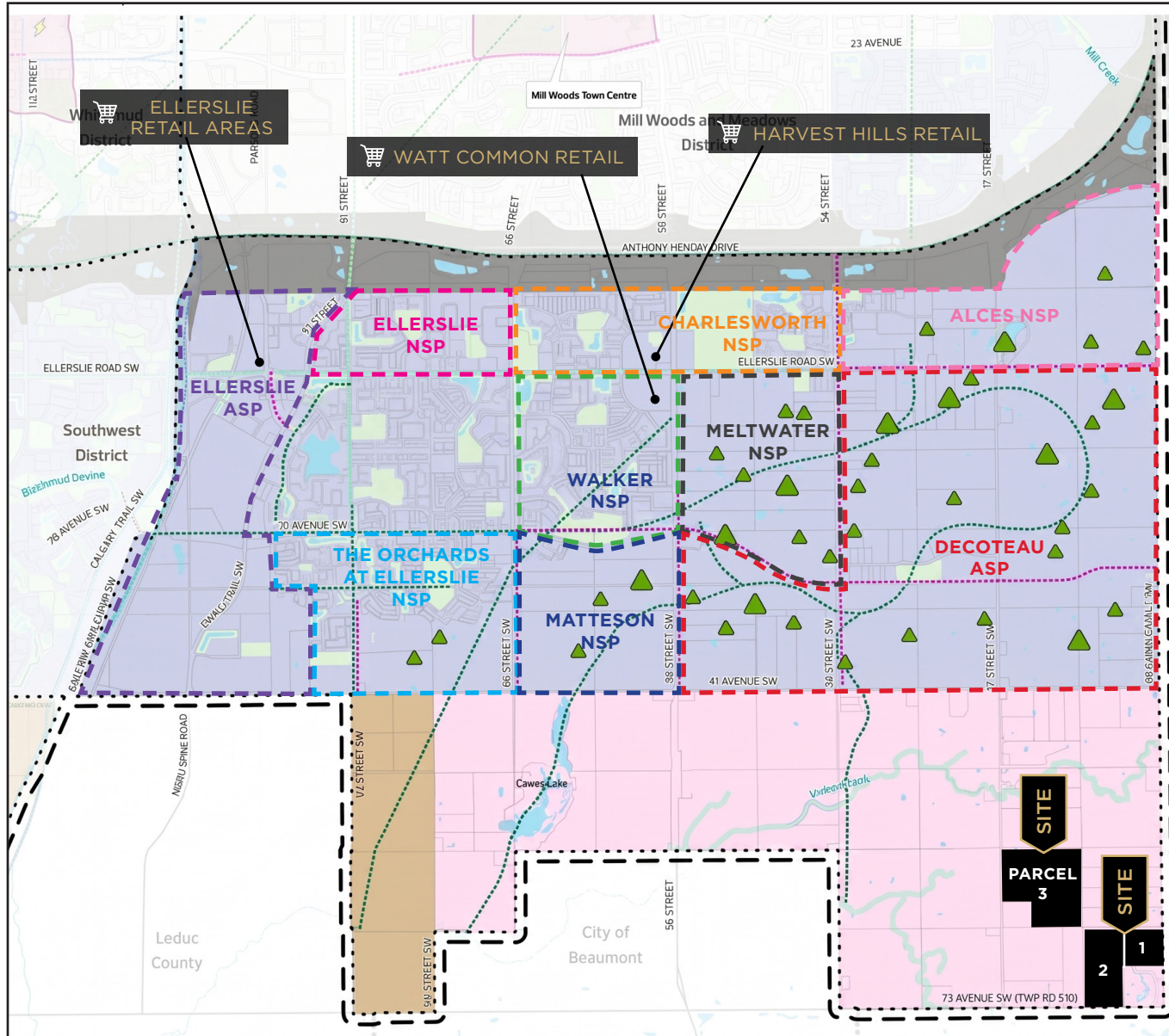
**Flexible Acquisition:** Three parcels available together or individually (39.48, 79.50, or 140.01 acres).

**Ellerslie District Tripling in Size:** Projected to grow from 51,000 to 186,000 residents, adding 135,000+ people in need of housing.

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# CONCEPT | FUTURE RESIDENTIAL DEVELOPMENT LAND

## DISTRICT CONTEXT MAP



## LEGEND

### General Information

- Municipal Boundary
- Adjacent Jurisdiction Boundary
- District Plan Boundary
- Transportation/Utility Corridor
- Waterbody
- North Saskatchewan River Valley and Ravine System
- Open Area
- Future Non-Residential Area

### Pattern Areas

- Redeveloping Area
- Developing Area
- Future Growth Area

### Priority Growth Areas

- Priority Growth Area

### Planned Improvements

- Citywide Mass Transit - Planned
- Mass Transit Station - Planned
- District Connector Bike Route - Planned
- Habitat Greenway
- Urban Greenway

### Planned Municipal Park\*

- Small (<3 ha)
- Medium (3 ha - 10 ha)
- Large (>10 ha)

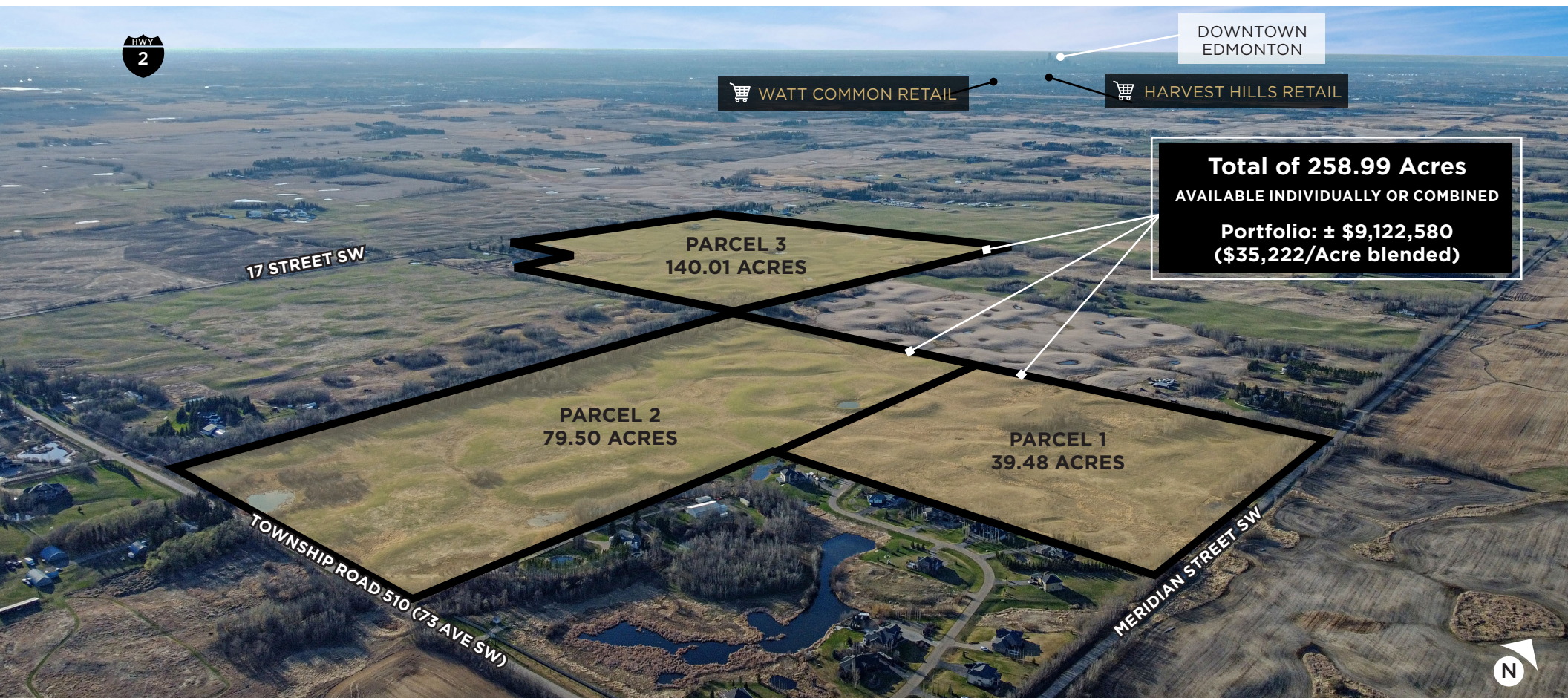
### District Energy Opportunity Areas

- Current
- Planned



All stated measurements, including site area and boundary lengths, are estimated.

# DETAILS | FUTURE RESIDENTIAL DEVELOPMENT LAND



**Total of 258.99 Acres**  
 AVAILABLE INDIVIDUALLY OR COMBINED  
**Portfolio: ± \$9,122,580**  
 (\$35,222/Acre blended)

## LOCATION

17 Street SW, Meridian Street SW & Township Road 510 | Edmonton, AB

## DESIGNATED FUTURE LAND USE

Residential (Future Growth Area)

## PLAN IN EFFECT

Ellerslie District Plan (Charter Bylaw 24003)  
 Edmonton City Plan

## CURRENT ZONING ⓘ

AES (Agricultural Edmonton South)

## SERVICES

No municipal water or sewer at present. Sanitary connections to be extended from the north as adjacent neighbourhoods reach build-out.

Future development to urban standard will require connection to urban services.

	Parcel 1	Parcel 2	Parcel 3
Size, Municipal & Legal Address	± 39.48 Acres 6520 Meridian St SW SE-5-51-23-4	± 79.5 Acres 510 73 Ave SW SE-5-51-23-4	± 140.01 Acres 5835 17 St SW NW-5-51-23-4
Frontage	± 400m on Meridian Street SW	± 400m on Township Rd 510	± 525m on 17 Street SW
List Price	\$38,000/Acre (\$1,500,240)	\$36,000/Acre (\$2,862,000)	\$34,000/Acre (\$4,760,340)

# LOCATION | FUTURE RESIDENTIAL DEVELOPMENT LAND



**DRIVE TIMES** *From Site*

Beaumont	3 Minutes
Ellerslie Road SW	5 Minutes
Anthony Henday Drive	9 Minutes
QE II Highway	15 Minutes
Edmonton Int'l Airport	20 Minutes



Stretching south from Edmonton, Highway 2 - locally known as the QEII - serves as the bustling, fast-paced economic lifeline connecting the capital city directly to Calgary through the heart of Alberta's rolling prairies.



Serving as a vital economic artery, Highway 21 bridges bustling rural hubs with major centers, driving local commerce and opening the doors to regional opportunity.

# MARKET | FUTURE RESIDENTIAL DEVELOPMENT LAND

## LAND IN EDMONTON'S PATH OF RESIDENTIAL GROWTH

This land is formally identified as a Future Growth Area in the City of Edmonton's Ellerslie District Plan, the statutory framework guiding residential expansion in this part of the city. The property sits three minutes south of the Decoteau Area Structure Plan, where residential build-out is actively underway.

The Ellerslie District is planned to grow from 51,000 to 186,000 residents, an increase of 135,000+ people who will need housing in this district. Acquiring at the current raw-land basis positions a developer ahead of entitlement and ahead of the build-out moving south through the district.



### POPULATION

**1,238,295+**

City of Edmonton Population (2025)

**51,000+**

Ellerslie District Population (2025)

Growing to **67,000** (\$1.25M City Horizon)  
and **186,000** (\$2M City Horizon)



### EMPLOYMENT

**16,000+**

Ellerslie District Employment (2025)

Growing to **46,000** (\$2M City Horizon)



### NEIGHBOURHOODS

- **Ellerslie** - A mix of established low-density housing and newer commercial/mixed-use nodes.
- **Summerside** - Nearly complete master-planned lake community anchoring the western edge of the district.
- **The Orchards at Ellerslie** - The fastest-growing family communities in the SE, currently seeing massive housing-start activity.
- **Walker** - An active developing residential hub containing sub-developments like Walker Summit.
- **Charlesworth** - A mix of single-family, row-housing, and multi-family options.
- **Mattson** - Master-planned community seeing significant low-and medium-density lot absorption.
- **Alces** - A brand-new community currently undergoing extensive initial phase servicing, multi-family construction, and pre-construction launches.
- **Meltwater** - A newly active developing neighbourhood situated directly east of Walker and south of Charlesworth.



### PLANS IN EFFECT

#### Decoteau Area Structure Plan (ASP)

- Mattson NSP
- Alces NSP
- Meltwater NSP

#### Southeast Area Structure Plan (ASP)

- Charlesworth NSP
- Walker NSP

#### Ellerslie Area Structure Plan (ASP)

- Ellerslie NSP
- Summerside NSP
- The Orchards at Ellerslie NSP



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