

FOR SALE | STEWART GREENS LAND

49.82 Acres | Prime Residential Development Opportunity

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COMMERCIAL
REALTY GROUP



- A rare opportunity to secure one of the last significant, contiguous residential land holdings in West Edmonton.
- Transit-oriented location within ± 1.2 km of the Lewis Farms Transit Centre and the future Valley Line West LRT terminus, anticipated for completion in 2028.
- Close proximity to the established communities of Stewart Greens, Webber Greens and Lewis Estates.
- Adjacent to Lewis Estates Golf Course.
- Located just 1.5 km from Michael Phair Junior High and Bishop David Motiuk Catholic School, supporting strong family-oriented demand.
- Close to Edmonton's premier amenities such as West Edmonton Mall, River Cree Resort, Lewis Estates Golf Course, and a full range of west-end retail hubs.
- Comprehensive due-diligence and development planning package available to prospective purchasers.

THE DETAILS | STEWART GREENS LAND

SERVICING SUMMARY



WATER: 200-300 MM MAINS ADJACENT TO THE PROPERTY



SANITARY: TIE-IN AVAILABLE TO WESS SYSTEM (199 STREET SE CORNER)



STORMWATER: CONTROLLED TO LAKE 3B SWMF; OUTFALL TO 1200 MM TRUNK ON 199 STREET



Parcel 1

Municipal Address

9560 - 199 Street NW
Edmonton, Alberta

Legal Address

Plan 1723182, Block 1, Lot 1

Zoning

Small Scale Flex Residential (RSF)
Medium Scale Residential (RM h16)
Urban Facilities (UF)

Size

± 18.56 Acres

Parcel 2

19930 - 100 Avenue NW
Edmonton, Alberta

Meridian 4, Range 25,
Township 52, Section 31

Small Scale Flex Residential (RSF)
Medium Scale Residential (RM h16)

± 13.42 Acres

Parcel 3

19960 - 100 Avenue NW
Edmonton, Alberta

Meridian 4, Range 25,
Township 52, Section 31

Small Scale Flex Residential (RSF)
Public Utility (PU)

± 17.84 Acres

\$15,000,000

List Price | \$300,000/Acre

Immediate

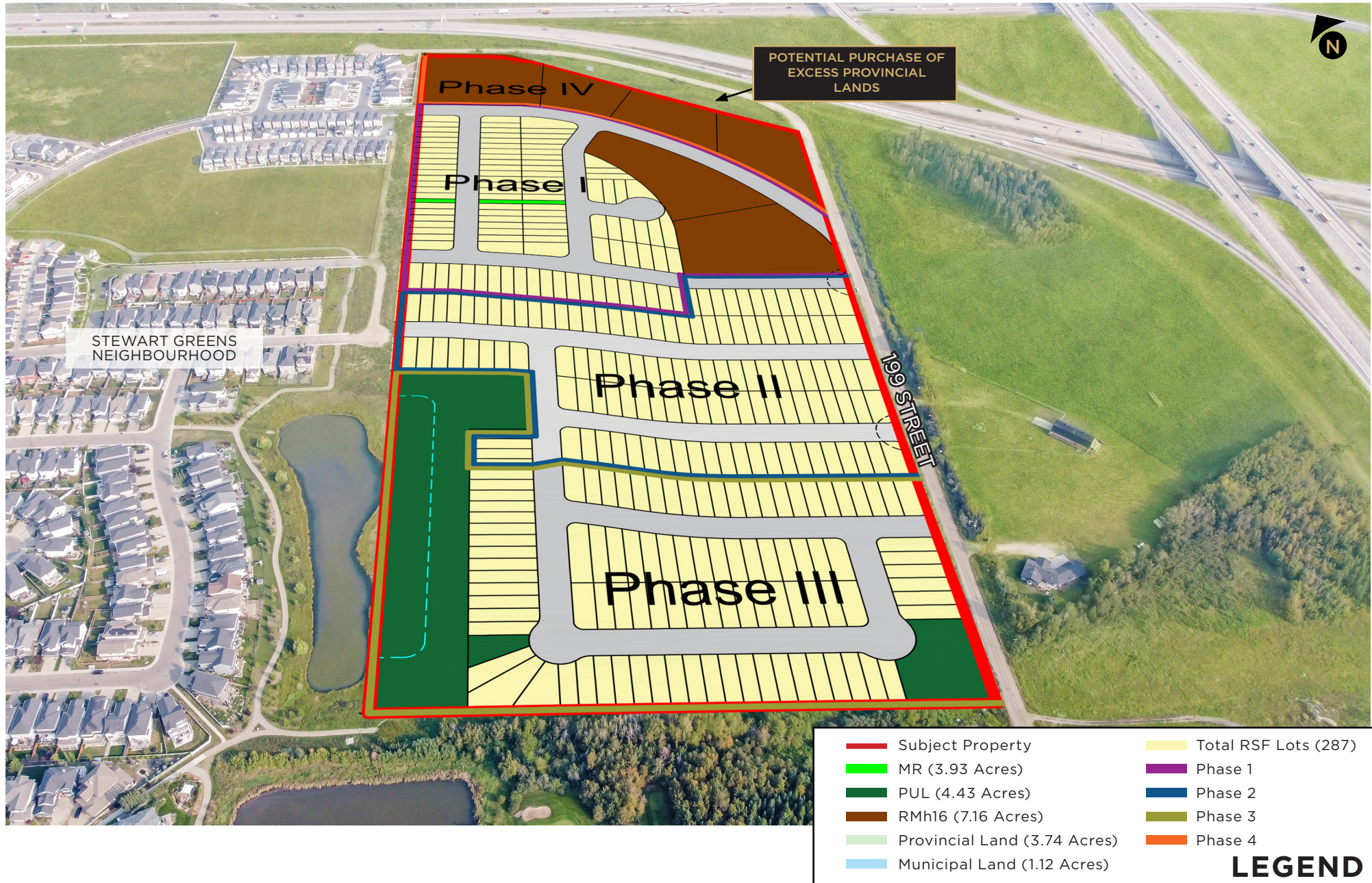
Availability

±49.82 Acres

Total Site Size

THE CONCEPT | STEWART GREENS LAND

PROPOSED DEVELOPMENT CONCEPT



THE LOCATION | STEWART GREENS LAND



DRIVE TIMES From Site

**Lewis Farms
Transit Centre**
1.2 km | 2 min

Anthony Henday
1.9 km | 3 min

Whitemud Drive
3.2 km | 4 min

Stony Plain Road
2.6 km | 5 min

Yellowhead Trail
8.1 km | 7 min

NEIGHBOURHOOD DEMOGRAPHICS 2023 / 10 km



280,038
Current Area Population



3%
10-Year Population Growth



\$125,750
Average household income



39.1
Median Age



Vehicles/Day

115,100 Anthony Henday

50,400 Stony Plain Road

25,400 87 Avenue



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