

# FOR SALE

## 160 ACRES DEVELOPMENT LAND LOCATED WITHIN THE DECOTEAU ASP

2010 Meridian Street SW, Edmonton, AB



### Development Land with Approved ASP in Place

Royal Park Realty is pleased to offer 160 acres ± of residential development land for sale in southeast Edmonton. Situated within the approved Decoteau Area Structure Plan (ASP), this parcel presents a prime investment opportunity just south of the approved Alces NSP, capitalizing on Edmonton's growing population.

### CONTACT

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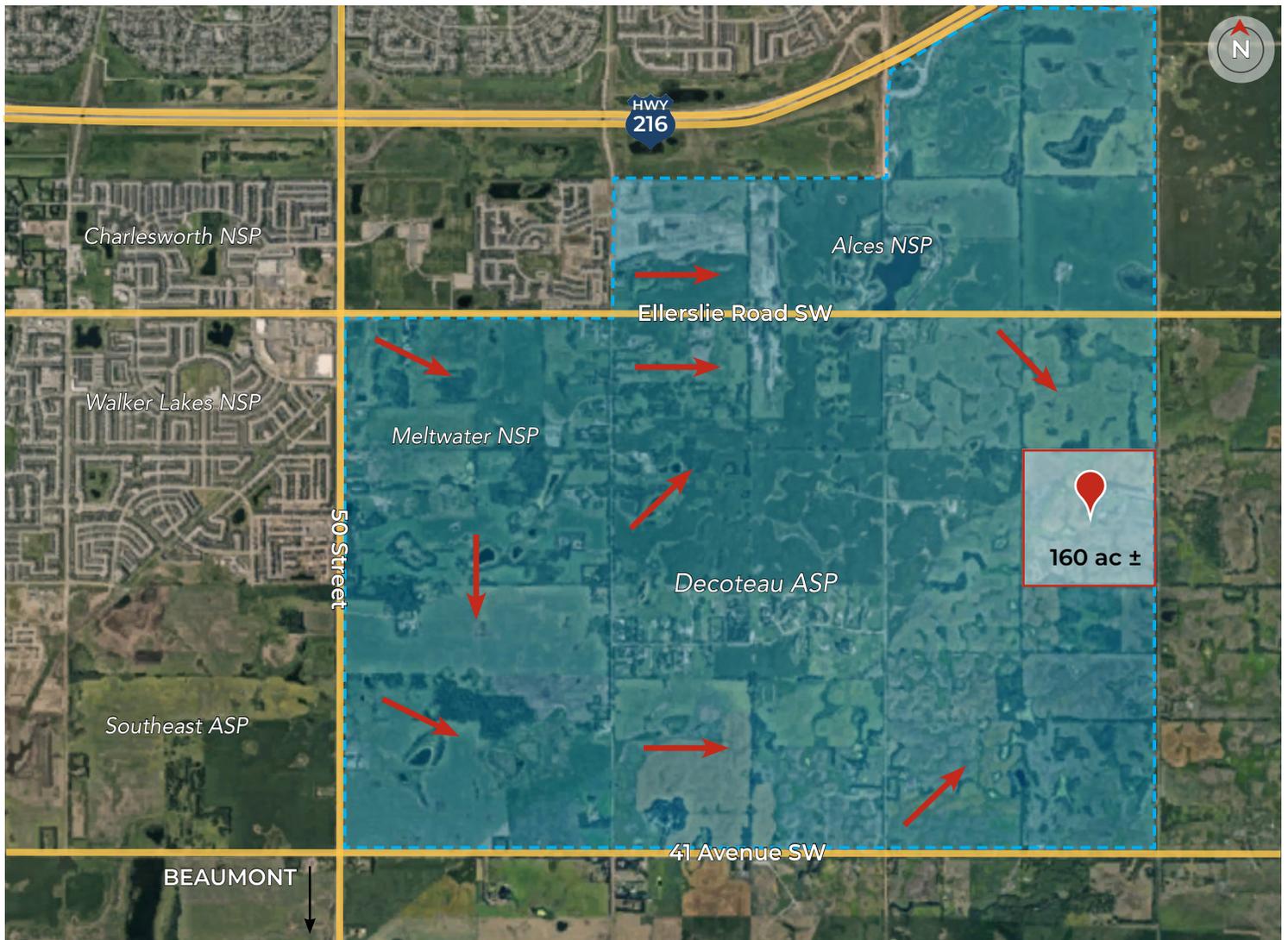


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#201, 9038-51 Avenue, Edmonton, AB T6E 5X4

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# Development Land within the Decoteau ASP | South Edmonton, AB



## Property Information

MUNICIPAL ADDRESS	2010 Meridian Street SW, Edmonton, AB
LEGAL DESCRIPTION	4; 23; 51; 20; SE
NEIGHBOURHOOD	Kettle Lakes
PLANS IN EFFECT	<a href="#">Decoteau ASP</a>
CURRENT ZONING	AG (Agriculture)
PROPOSED ZONING	Residential
SITE AREA:	160 acres ±

## Financial Information

SALE PRICE	Market
POSSESSION	Negotiable

### Features:

- Located in the future Kettle Lakes neighbourhood
- South Edmonton is the city's most desirable location for residential development
- Excellent access to Edmonton's SE and Beaumont
- Proximity to ongoing development
- Access to abundant green space
- Supports numerous employment opportunities

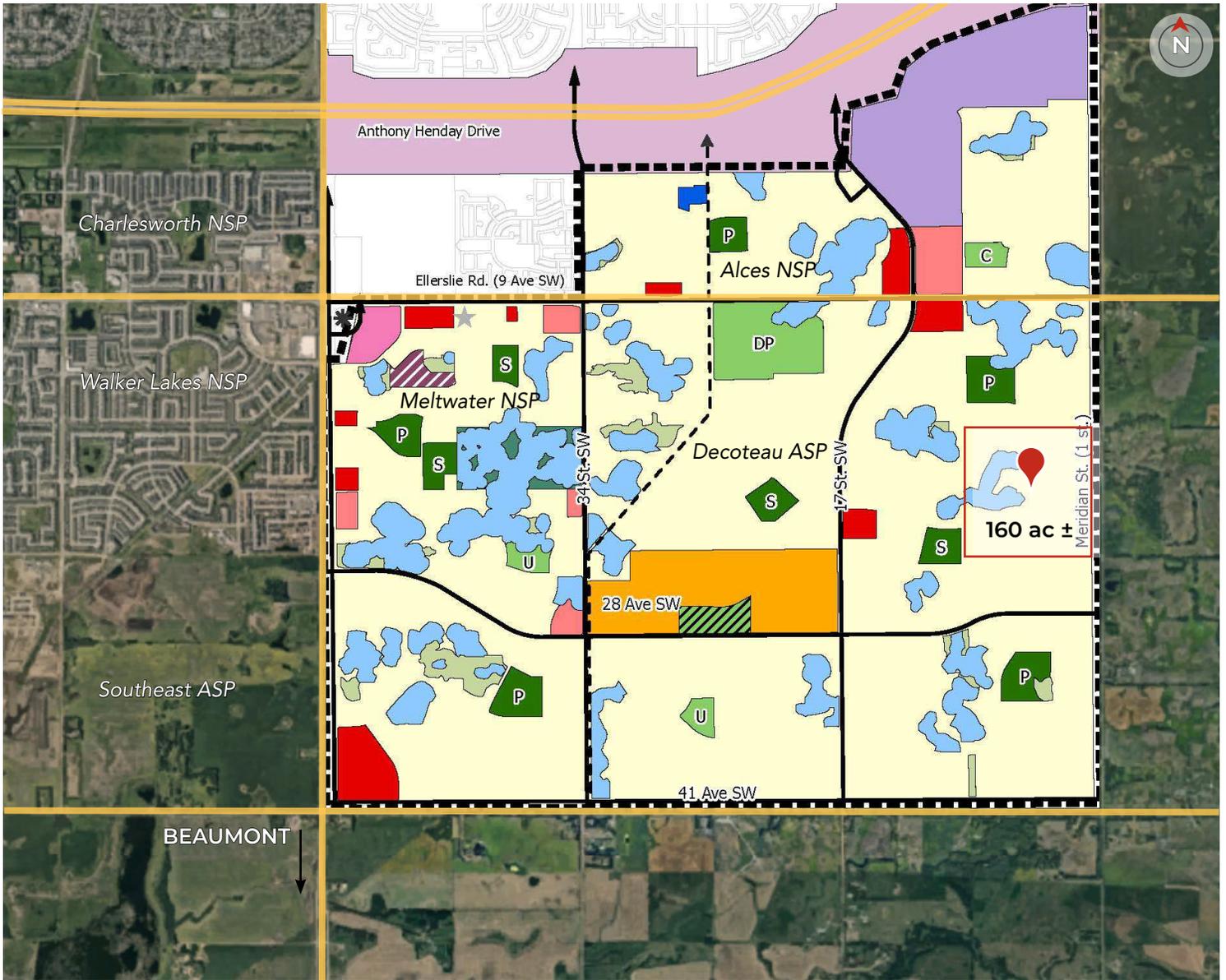


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## Decoteau Area Structure Plan - Land Use Concept





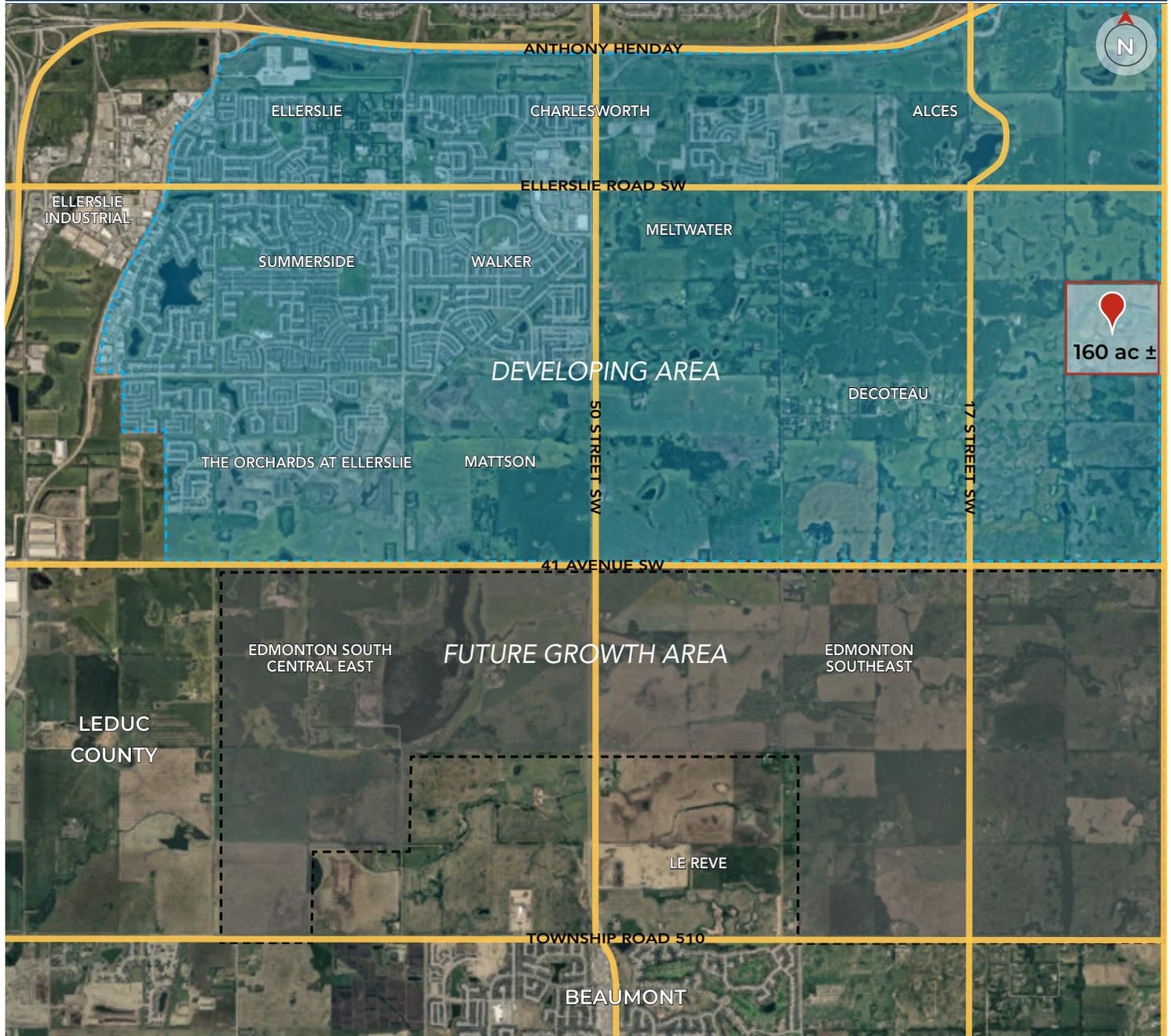
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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## City of Edmonton Developing Map



### Area Demographics:

- Total Population: 49,103
- Total Households: 15,325
- Avg Household Size: 3.3
- Avg Household Income: \$112,209
- Median Age: 33.8

\*Above statistics are for a 5 km radius from Property. Source: Costar

### Drive Times:

- Beaumont: 10 Minutes
- Meadows Recreation Centre: 10 Minutes
- Ellerslie: 10 Minutes
- Edmonton International Airport: 15 Minutes
- South Edmonton Common: 20 Minutes



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### **Residential Development:**

The Decoteau ASP offers a variety of residential densities, from low to high. About half of the planned area is allocated for residential use, fostering diverse housing types that support a balanced neighbourhood. This approach accommodates different income groups and market segments, allowing residents to stay in the same community throughout their life stages.



### **City of Edmonton's Priority Growth Areas:**

The City of Edmonton has prioritized developing areas for completion before advancing into future growth zones. A Substantial Completion standard mandates that these areas must be significantly completed before planning can begin in the future growth regions south of 41 Avenue. This parcel falls within the developing area plan, enabling development within the next few years, making it an appealing land hold or development opportunity.



### **Alberta's Record Breaking Population Growth:**

Alberta is seeing record-breaking population growth, with a 4.4% increase over the past year, making it the fastest-growing province in Canada. Projections suggest the population could reach 7.3 million by 2051, primarily in Edmonton and Calgary. The CMHC's market outlook highlights affordable housing and a strong economy, drawing job seekers and homebuyers. This demand is driving the need for new residential development, making land in the region a highly appealing investment opportunity.



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# DEVELOPMENT LAND FOR SALE

Decoteau ASP, South Edmonton, AB



*Investing in Decoteau offers a prime opportunity due to its strategic location and development potential. This land's proximity to ongoing developments and major arterial roads enhance accessibility to Edmonton's southeast and Beaumont. Given the strong demand for residential properties in South Edmonton, this area is well-positioned for appreciation, making it an excellent investment for those looking to capitalize on Edmonton's population influx and evolving housing needs.*

## Contact Our Team:



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