



# MULTIFAMILY DEVELOPMENT

STRATHCONA DEVELOPMENT OPPORTUNITY

Scona Road & 93 Avenue | Edmonton, AB

**RE/MAX**  
COMMERCIAL  
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COMMERCIAL DIVISION

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**MaxWell**  
Polaris



## EXECUTIVE SUMMARY

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Opportunity for the full ownership of the proposed Strathcona Development Site. Situated in central Edmonton, the site currently consists of eight lots. The property is right by the beautiful Mill Creek Ravine and river valley trails. The site offers easy access to Downtown, University, Whyte Avenue, and more!

Established among Edmonton's most vibrant and lively neighbourhood of Strathcona. The development land is centrally located directly off Scona Road and 93 Avenue, and connects the development site to the surrounding communities.



## PROPERTY DETAILS

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Address:	Southeast corner of 99 St. & 93 Ave
Legal Description:	Lots 3-10, Block H, Plan 6398AJ
Land Area:	± 34,000 SF
Neighbourhood:	Strathcona
Current Zoning:	Small Scale Residential (RS)
Price:	\$7,400,000

## HIGHLIGHTS

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- Eight lots located high up on the south ridge of the North Saskatchewan River with unobstructed views provide the potential for high-rise development in Old Strathcona.
- The site is 34,000 SF of land in an L shape with tremendous views of downtown.
- The property to the West and North provides spectacular views of the river valley and downtown.
- To the East and South the property overlooks the widest point in the Mill Creek Ravine, and Campus St. Jean, and Edmonton's heavily treed mature neighbourhoods.
- Is in close proximity to Whyte Ave, University of Alberta and the Downtown core.
- Neighbouring leisure amenities include Kinsmen Sport Centre, Muttart Conservatory, Victoria Golf Course, Legislature Grounds, and the Royal Glenora Club.
- Provides direct access to the Edmonton Transit System and a 15-minute walk to the Muttart LRT station.
- Immediate access to some of the most extraordinary hiking trails of the River Valley, with more than 160 kms of maintained pathways and 20 major parks, the river valley is a natural wonder.
- Enjoy Edmonton's ICE District, Theatre District, or Whyte Ave taking in live performances or festival events such as Heritage Days Festival, The Fringe, The Edmonton Folk Festival.
- With over 600 businesses in Old Strathcona, there's an experience for all five of your senses! Making this one of the best development opportunities in Edmonton.
- Two outdoor public swimming pools can be easily accessed using the nearby trails, in addition to the indoor pools at the Kinsmen Sports Centre





## LOCATION

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With 156 feet of frontage facing north, 233 feet facing west, and 223 feet facing east., residences above the treeline will enjoy spectacular unobstructed views of the North Saskatchewan River, Downtown Edmonton, and Mill Creek Ravine.

### Old Strathcona & Whyte Avenue

Old Strathcona is Edmonton's Heritage district with turn of the 20th Century brick, and wood framed buildings.

A Provincial Historic Area, Old Strathcona is also Edmonton's premier shopping and entertainment district. Whyte Avenue in Old Strathcona has been named one of Canada's five best shopping neighbourhoods.

### Access

**Downtown Edmonton:** 4-minute drive

**University of Alberta:** 7-minute drive

**Whyte Avenue:** 3-minute drive

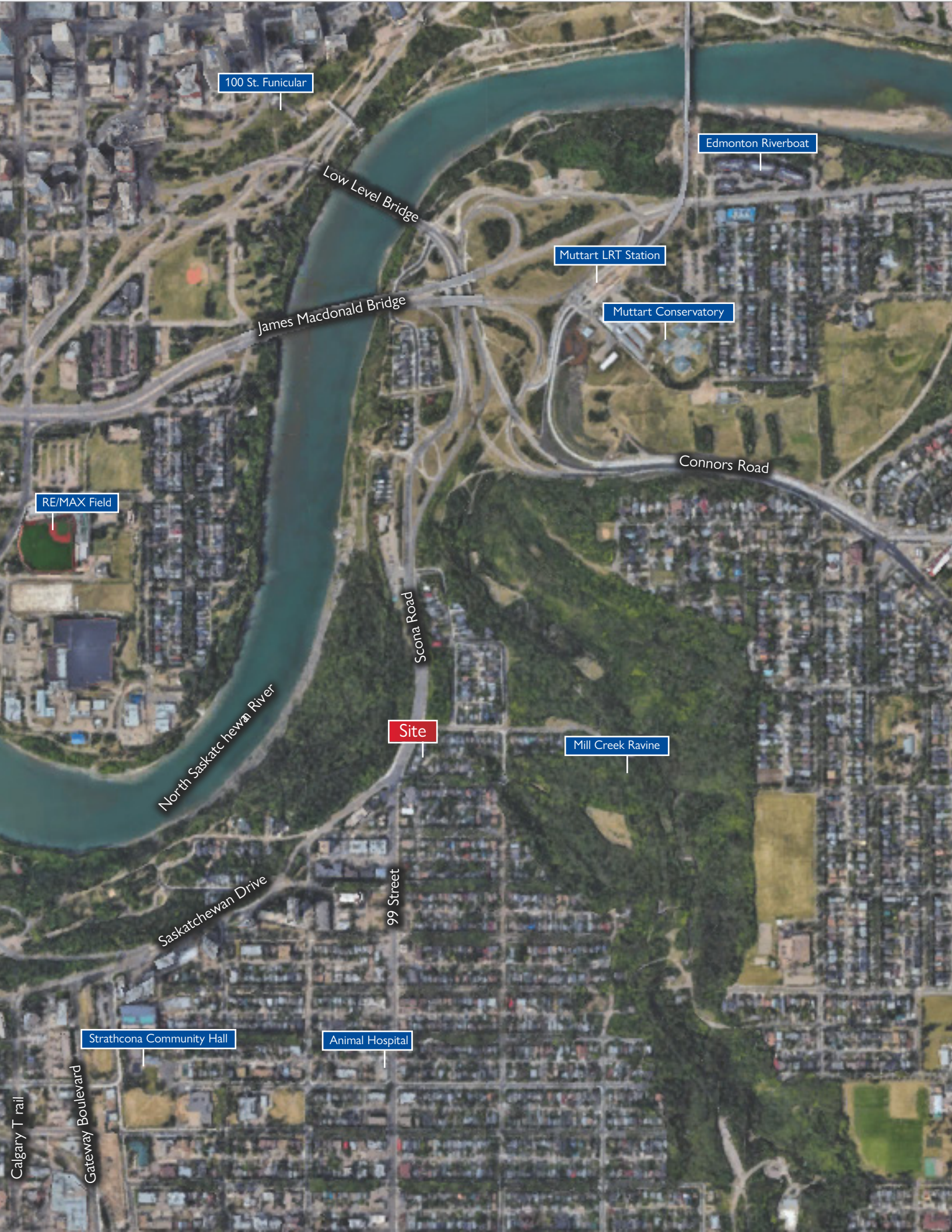
**Muttart Conservatory:** 4-minute drive

**International Airport:** 25-minute drive

**West Edmonton Mall:** 20-minute drive







100 St. Funicular

Edmonton Riverboat

Low Level Bridge

Muttart LRT Station

Muttart Conservatory

James Macdonald Bridge

Connors Road

RE/MAX Field

Scona Road

Site

Mill Creek Ravine

North Saskatchewan River

99 Street

Saskatchewan Drive

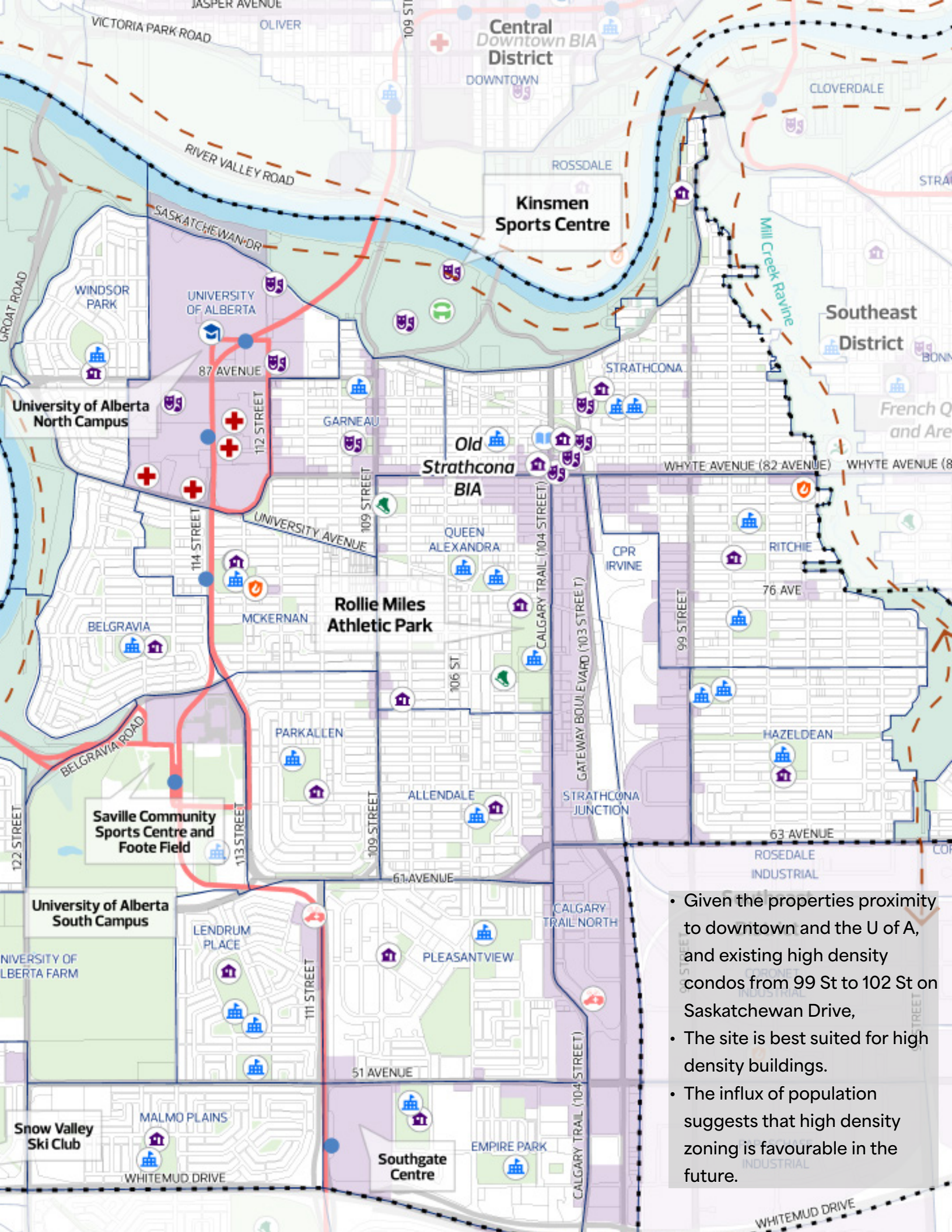
Strathcona Community Hall

Animal Hospital

Calgary T rail

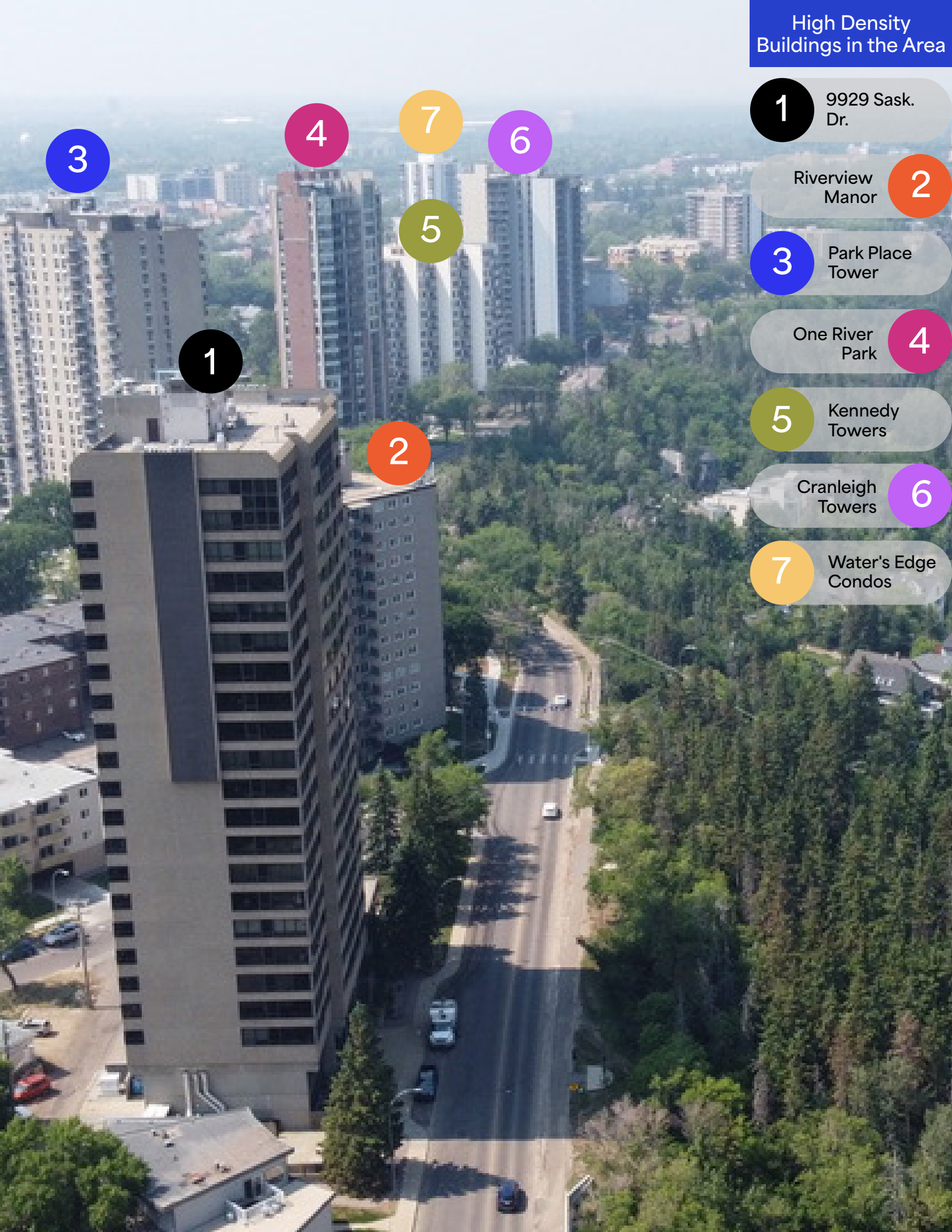
Gateway Boulevard





- Given the properties proximity to downtown and the U of A, and existing high density condos from 99 St to 102 St on Saskatchewan Drive,
- The site is best suited for high density buildings.
- The influx of population suggests that high density zoning is favourable in the future.

# High Density Buildings in the Area



**1** 9929 Sask. Dr.

Riverview Manor **2**

**3** Park Place Tower

One River Park **4**

**5** Kennedy Towers

Cranleigh Towers **6**

**7** Water's Edge Condos



## 1. Mill Creek Ravine [↗](#)

Immerse in nature at Mill Creek Ravine, an urban park with winding trails, lush foliage, and a tranquil creek. Perfect for hiking, biking, and picnicking, it offers a peaceful escape from city life.

## 2. Muttart Conservatory [↗](#)

Discover a botanical paradise at the Muttart Conservatory. Explore four glass pyramids showcasing a stunning array of plant life from different climates. Enjoy vibrant displays, educational exhibits, and special events year-round.

## 3. Kinsmen Rec Centre & Park [↗](#)

Stay active at Kinsmen Rec Centre & Park, a recreational hub offering swimming pools, fitness facilities, sports fields, and playgrounds. With programs for all ages, it's a perfect place for fitness enthusiasts and families.

## 4. Whyte Avenue [↗](#)

Experience the vibrant energy of Whyte Avenue, Edmonton's cultural and entertainment district. Explore trendy shops, lively restaurants, art galleries, and street performers for shopping, dining, and nightlife.

## 5. University of Alberta [↗](#)

Discover a world-class institution at the University of Alberta. Home to cutting-edge research, distinguished faculty, and a vibrant student community, it offers a rich academic environment and diverse cultural and sporting events.

## 6. Victoria Golf Course [↗](#)

Tee off at Victoria Golf Course, an iconic 18-hole course in the heart of Edmonton. Enjoy picturesque views of the river valley as challenging fairways and manicured greens await.

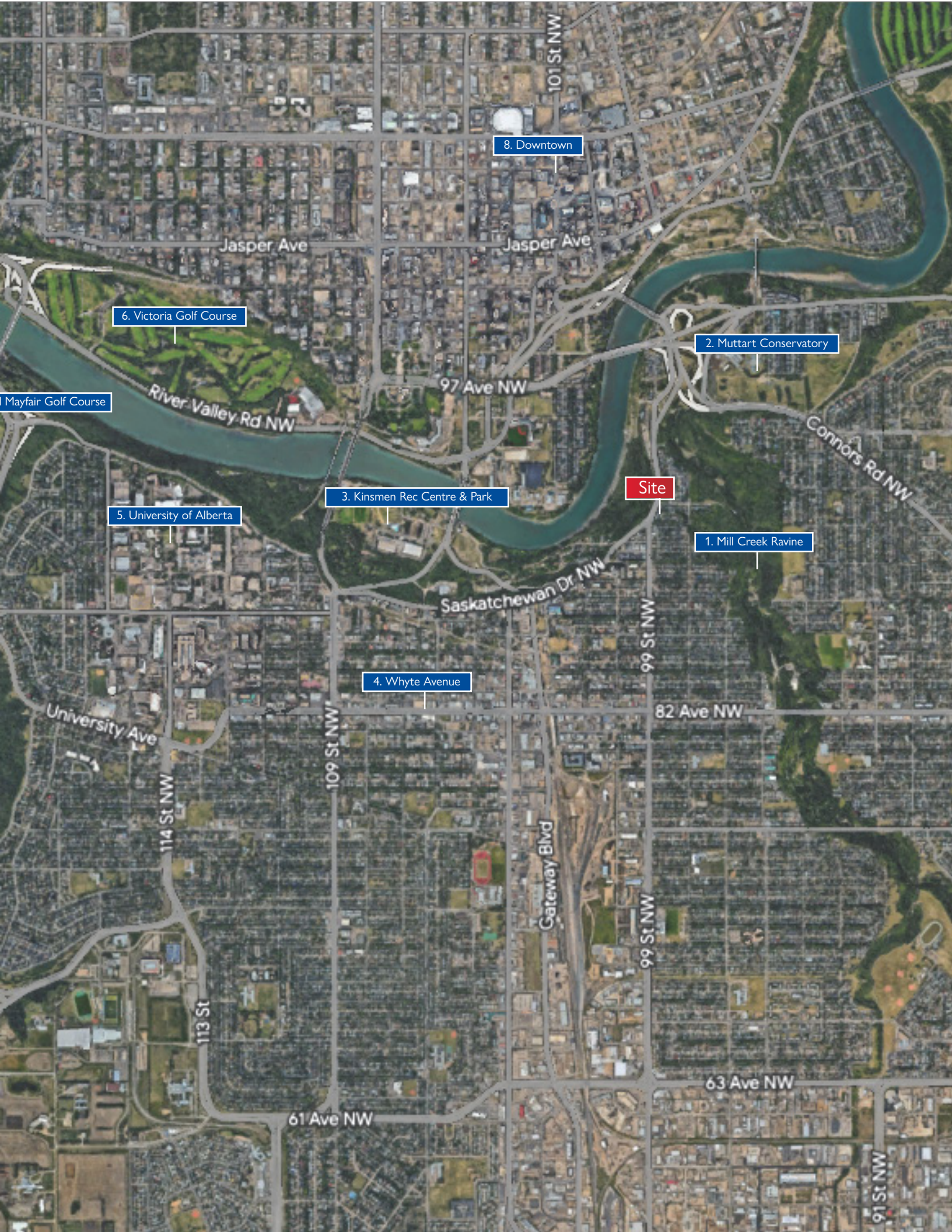
## 7. Royal Mayfair Golf Course [↗](#)

Golf Course: Experience golfing excellence at the prestigious Royal Mayfair Golf Course. With its lush landscape, challenging holes, and impeccable service, it's a favorite among golf enthusiasts seeking a top-tier golfing experience.

## 8. Downtown [↗](#)

Embrace the vibrant energy of Downtown Edmonton. Discover a bustling urban core with skyscrapers, shopping centers, theaters, and a thriving culinary scene. Explore attractions like the Art Gallery of Alberta, Rogers Place, and the ICE District.





8. Downtown

Jasper Ave

Jasper Ave

6. Victoria Golf Course

2. Muttart Conservatory

Mayfair Golf Course

River Valley Rd NW

97 Ave NW

3. Kinsmen Rec Centre & Park

Site

5. University of Alberta

1. Mill Creek Ravine

Saskatchewan Dr NW

Connors Rd NW

4. Whyte Avenue

99 St NW

82 Ave NW

University Ave

114 St NW

109 St NW

Gateway Blvd

99 St NW

63 Ave NW

113 St

61 Ave NW

91 St NW





## CONTACT

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