

Chérot HDR Multifamily Development Lands

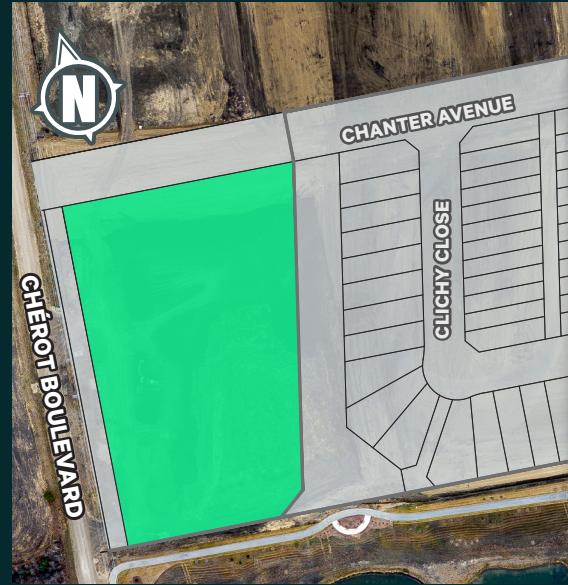
CHÉROT BOULEVARD
& CHANTER AVENUE
ST. ALBERT, AB

Amenity-Backing Development Opportunity in St. Albert's Newest Community



Property Highlights

- + This 3.41 acre parcel is ideally located on a major transportation route, while also being set in a quiet, beautifully landscaped neighbourhood, with convenient retail amenities, parks, and schools within a short drive's distance.
- + Carrying the newly minted HDR - High-Density Residential District Zoning, the site allows for the development of a minimum of 138 units, a maximum of 193 units, and a maximum height of 25m, or 6 storeys.
- + The Property's proximity to Ray Gibbon Drive allows easy access to Anthony Henday Drive and all quadrants of Edmonton, while nearby Giroux Road provides a direct connection to the retail amenities and dining options of central St. Albert.



Permitted Uses

- + Community Garden
- + Dwelling (Apartment)
- + Dwelling Unit Above Non-Residential
- + Group Home
- + Park
- + Supportive Living Accommodation

Discretionary Uses

- + First 2 Floors of Apartment
- + Art Gallery/Studio
- + Daycare
- + Establishment (Restaurant)
- + Health Services
- + Personal Services
- + Retail (General)

- + Home-Based Business (Level Two)
- + Public Utility Building
- + Residential Sales Centre
- + Accessory Development to Permitted or Discretionary Use



Property Details

Municipal Address	Chérot Boulevard & Chanter Avenue, St. Albert, AB
Legal Address	To be subdivided
Neighbourhood	Chérot
Zoning	HDR - High-Density Residential District
Proposed Site Size	±3.41 Acres
Min Units	138 (40.5 UPA)
Max Units	193 (Max UPA 56.7) – density bonusing available
Max Height	25m (6 storey)
Discretionary Height	35m
List Price	\$5,080,900.00 (\$1,490,000.00 / acre)

4 MIN

To The Shoppes
At Giroux

7 MIN

To Walmart
Supercentre

10 MIN

To Costco
Wholesale

8 MIN

To Anthony
Henday Drive

9 MIN

To The Enjoy
Centre

9 MIN

To Sturgeon
Hospital

About The Area

Chérot, a new neighbourhood in west St. Albert, offers the full complement of tranquil suburban living in one of Alberta's most affluent and highly rated communities. At full build-out, the neighbourhood will feature two planned school sites, three parks with additional green space, and two picturesque ponds with walking trails, over six acres of planned commercial development, as well as a future recreation center boasting a variety of facilities and both indoor and outdoor spaces as part of a 55-acre Community Amenities Campus.

There are numerous amenities and institutions within a 10-minute drive from the Property, including large shopping centres boasting a plethora of retail options, schools for children of all ages, and Sturgeon Community Hospital. SmartCentres St. Albert, a short 7 minute drive from the Property, contains Walmart Supercentre, Save-On-Foods, Home Depot, and Landmark Cinemas, as well as other smaller

retailers and dining offerings. Only three minutes further, Erin Ridge Shopping Centre features Costco Wholesale, RONA, and Marshalls & HomeSense, in addition to a wide range of other retailers. Closer to the Property, Shoppes at Giroux includes a pharmacy, gas station, and other small-scale retail selections.

There is no shortage of schools in the vicinity of the Property, with seven options within a 10 minute drive. From kindergarten through high school, children in the area are well-served by both the public and Catholic school systems.

Anthony Henday Drive can be reached in just an 8 minute drive from the Property, offering connectivity to Edmonton, as well as the employment nodes outside of the city, such as Acheson and Nisku.



+5km
Walking
Trails



3
Planned
Parks



+6 Ac of
Planned
Commercial



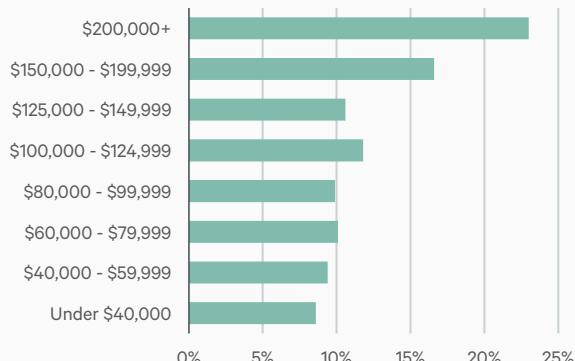
2 Scenic
Pond
Areas



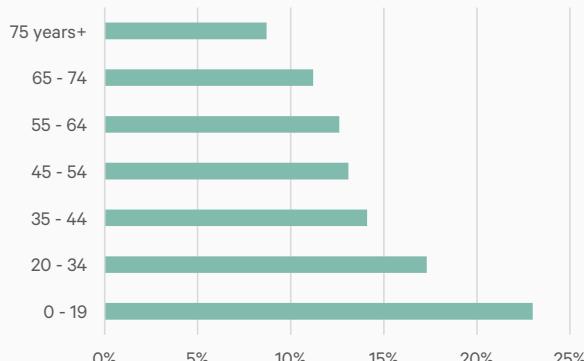
2 Planned
School
Sites

City of St. Albert Overview

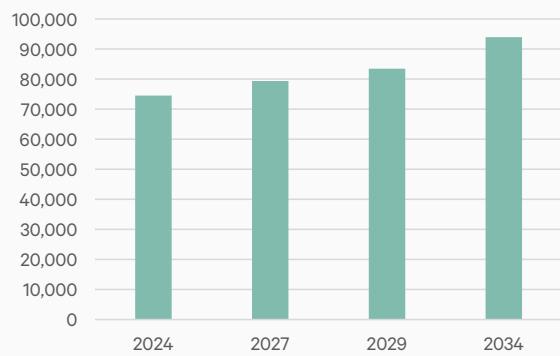
Household Income Breakdown (2024)



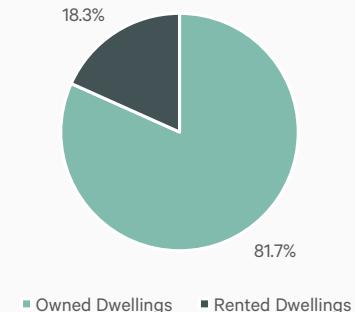
Population by Age (2024)



Population Growth Projection (2024-2034F)



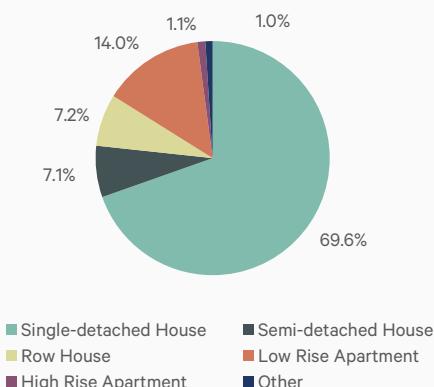
Occupied Dwellings (2024)



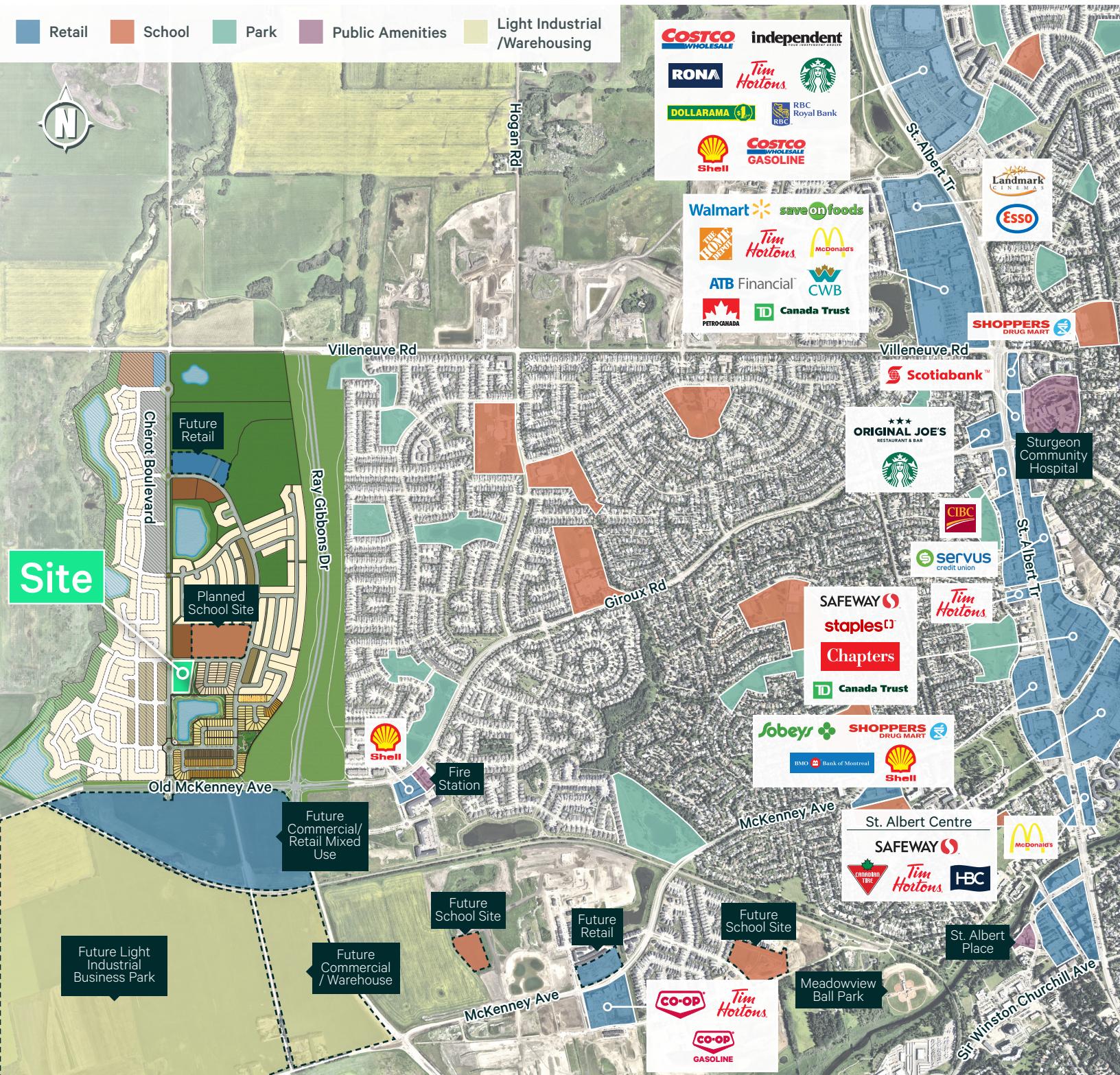
2024 Median Age
42.0 Years

2024 Average Household Income
\$162,231

Dwelling Types (2024)



Amenities Map



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Chérot Boulevard & Chanter Avenue, St. Albert, AB

For Sale



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