

JUDICIAL SALE

PRIME RESIDENTIAL & MIXED-USE DEVELOPMENT OPPORTUNITY

New Sarepta, AB



Highlights

- 24.46 acres ± of fully serviced, development-ready land
- Outline Plan approved; flexible zoning
- Immediate access to Highway 21
- Established community with schools, recreation, and amenities
- Located in the path of continued south Edmonton regional growth

ERIC STANG

Partner, Associate
780.667.9605
eric@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager
780.423.7580
joanna@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

JUDICIAL SALE | 24.46 Acres ± Development Land in New Sarepta, AB



Drive Times

- 19 MINUTES TO BEAUMONT
- 20 MINUTES TO ANTHONY HENDAY
- 21 MINUTES TO SHERWOOD PARK
- 23 MINUTES TO NISKU
- 24 MINUTES TO LEDUC
- 25 MINUTES TO EIA
- 30 MINUTES TO CAMROSE

Strategic. Connected. Ready to Develop.

An exceptional opportunity to acquire 24.46 acres of development-ready land located within the Town of New Sarepta, one of Alberta's most strategically positioned growth communities. This is the only residential and commercial development site in New Sarepta at the ready stage, offering immediate upside for builders, developers, and investors.

Property Details & Information

MUNICIPAL ADDRESS	New Sarepta, Alberta
LEGAL DESCRIPTION	Plan: 2320306; Block: 1; Lot: 2A
ZONING	RU3 (Residential Multi-Family District)
SITE AREA	24.46 acres ±
SALE PRICE	\$635,000 (\$25,961 per acre)
PROPERTY TAXES	\$967.39/annum



[Click here for the New Sarepta Area Structure Plan](#)

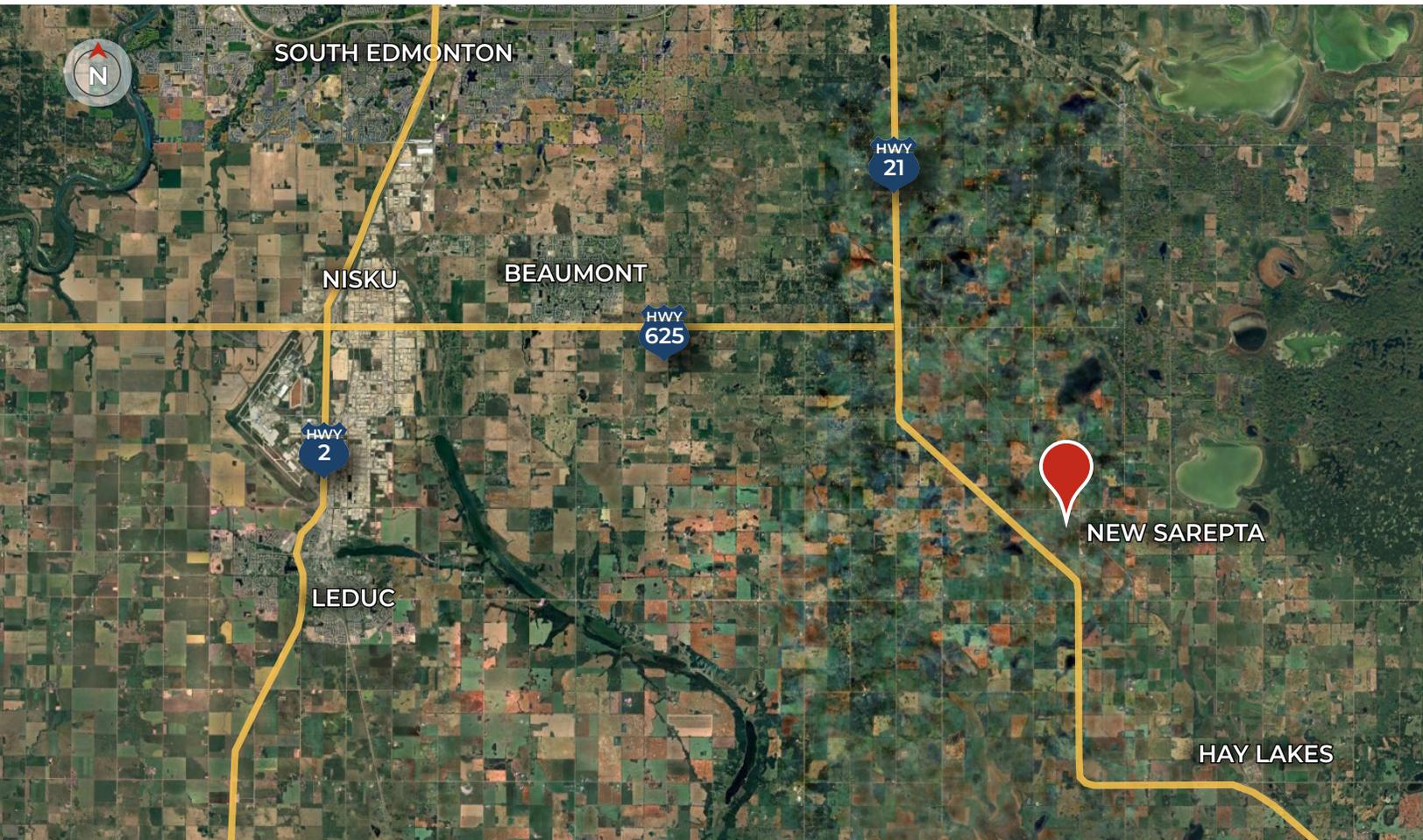


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Planned for Growth

Majority of Edmonton region growth continues to trend south, placing New Sarepta in a prime path of development. Strong opportunity for aging-in-place or seniors housing, particularly on the high-density multi-family parcels.

CONTACT OUR TEAM:



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