



Click Here!
Virtual Tour with
Christian Jones!

FOR SALE

±20 ACRES

PROSPERTUNITY!

3211 199 STREET NORTHWEST

Edmonton, AB T6M 2N6

**DEVELOPMENT LAND IN
SOUTHWEST EDMONTON**

\$7,400,000.00

SALE PRICE

\$370,000.00

PRICE PER ACRE

± 20 ACRES

LOT SIZE

- Although slated for low density residential per the Uplands Neighborhood Structure Plan, the City of Edmonton might also approve a medium density stand-alone multi -site or commercial site to promote the City's vision of higher density;
- Located in the **Uplands Neighborhood Structure Plan** in Riverview
- Ongoing development nearly next door with services to run in front of property along 199 Street;
- One minute drive from Qualico's upcoming prestigious shopping Centre to the south. [Click here for details.](#)
- Minutes away from fun things like: the Edmonton Corn Maze, Petroleum Golf & Country Club, the Devonian Botanical Gardens, Clifford E. Lee. Nature Sanctuary and the Bunchberry Meadows

Christian Jones
Vice President
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780.716.2851



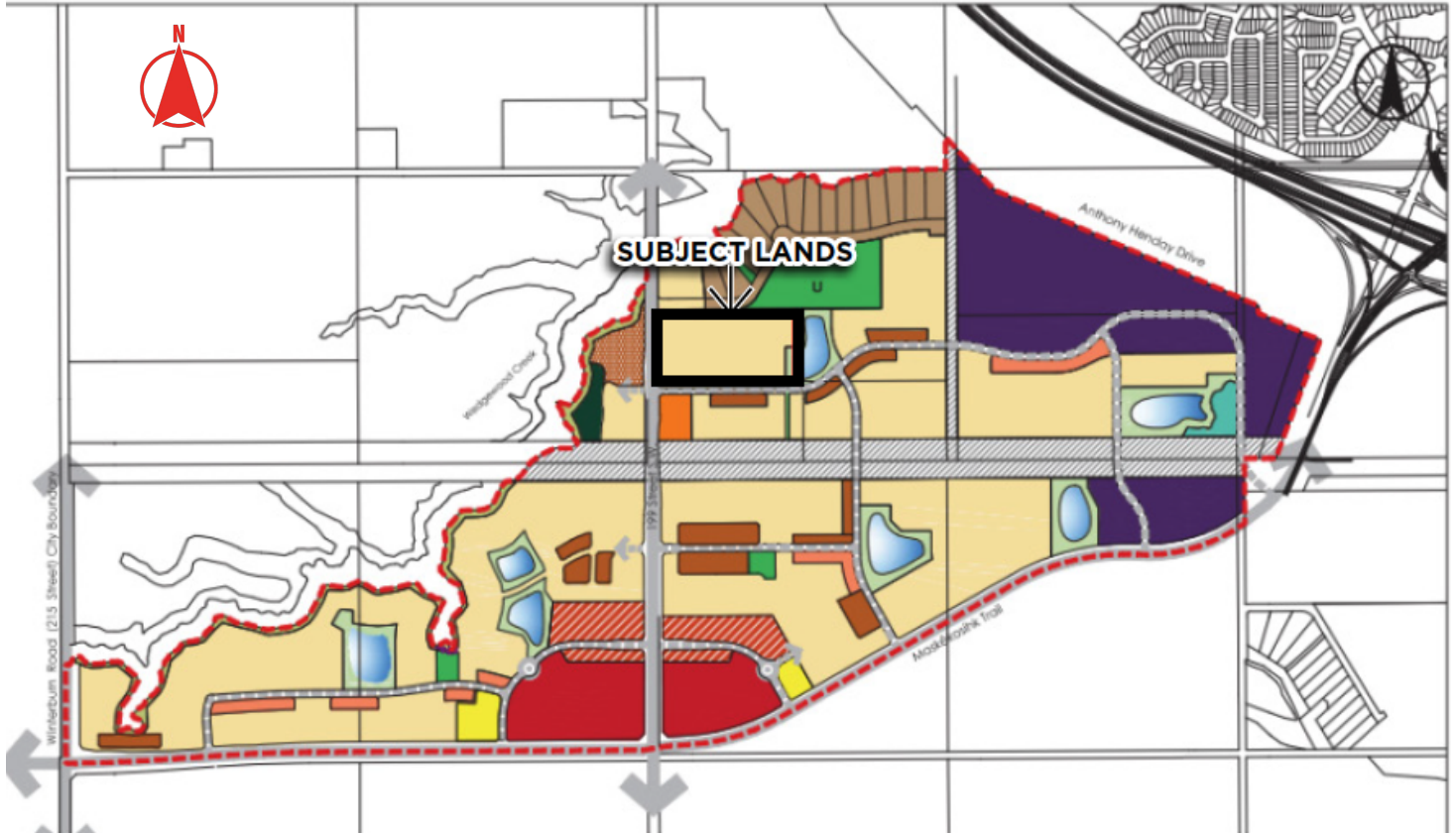
RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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DEVELOPMENT PLAN



- Legend**
- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| Existing Country Residential | Town Centre Mixed Use - Residential | Stormwater Management Facility |
| Single/ Semi-Detached Residential | Town Centre Mixed Used - Commercial | Public Utility |
| Row Housing | Business Employment | Top-of-Bank Roadway / Park |
| Street Oriented Residential | Public Upland Area (ER) | Collector Roadway |
| Uplands Village DC2 | Urban Village Park | Arterial Roadway |
| Low Rise / Medium Density Housing | Pocket Park / Greenway | NSP Boundary |
| Town Centre Mixed Use - Medium Rise | Natural Area (MR) | |
| | Natural Area (ER) | |



ADDITIONAL PHOTOS

EAST VIEW ALONG NORTH PROPERTY LINE



LOOKING SOUTH TOWARDS NEARBY DEVELOPMENT



THE PROPERTY'S MAIN RESIDENCE



PROPERTY DETAILS

Purchase Price: \$7,400,000.00
Price Per Acre \$370,000.00/acre

Municipal Address: 3211 - 199 Street NW, Edmonton, AB

Legal Address: Block B, Plan 5476NY

Parcel Size: ±20 Acres

Zoning: (AG) Agricultural Zone

Contact

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Southwest Edmonton — Servicing Route

