

FOR SALE

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4043 46 Street, Stony Plain, AB



HIGHLIGHTS

- 3.332 acres ± residential development land
- Highest and best use feasibility study has been completed for a multi-building residential development
- Proposed zoning allows for medium to high density housing, along with commercial development and daycare facilities
- The regional population is projected to double in the next two decades, making this the perfect time for growing ventures in Stony Plain
- Property located just north of the Old Town South Redevelopment Area

CODY HUCHKOWSKI

Associate

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KELLY GIBBON

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For Sale | Multi-Family Development Opportunity, Stony Plain



Stony Plain Demographics

Population



19,300

Projected
Population (2031)



22,794

Median Age



40.8

Avg. Household
Income



\$90,700

Property Details & Financials

MUNICIPAL ADDRESS	4043 46 St, Stony Plain, AB
LEGAL DESCRIPTION	Plan: 0226331; Block: 1 Lot: 3A;
CURRENT ZONING	R6 - (Comprehensive Planned Residential District)
PROPOSED ZONING	R8 - (Comprehensive Planned Residential District)
TYPE OF PROPERTY	Development Land
SIZE	3.332 acres ±
SALE PRICE	\$1,845,000.00 \$1,745,000.00
PROPERTY TAXES	\$12.106.53/yr (2025)
POSSESSION	Immediate

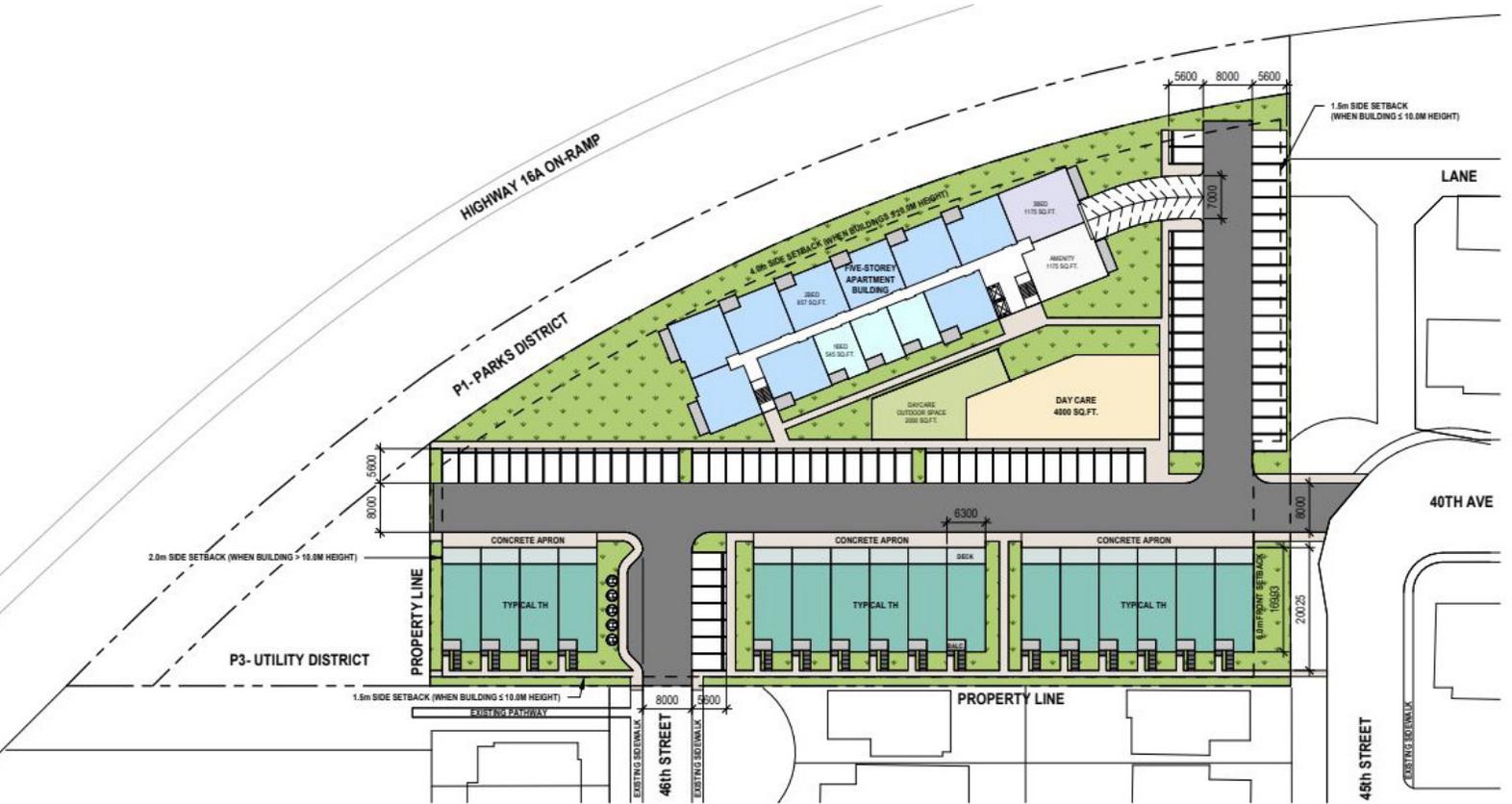


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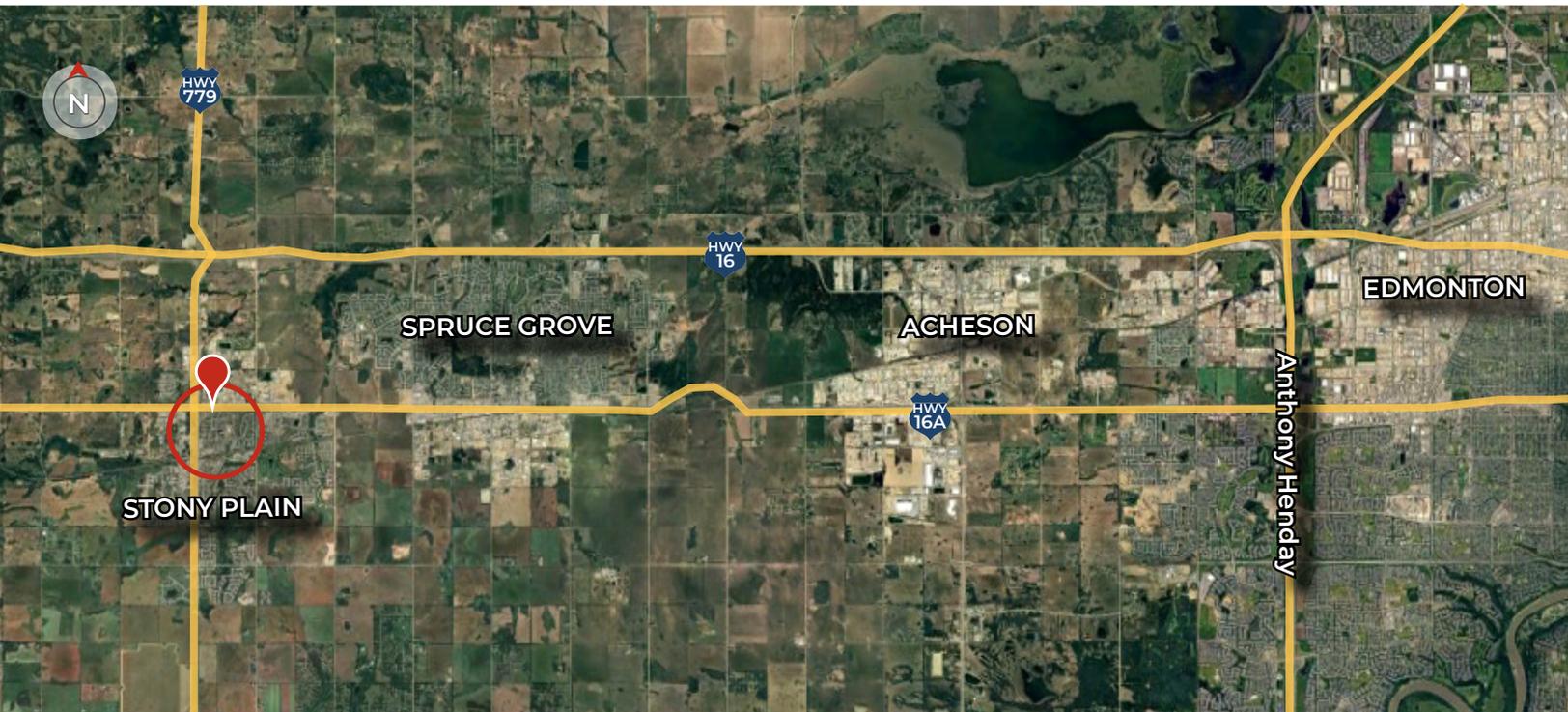
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Conceptual Site Plan | Multi-Family Development Opportunity, Stony Plain



Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Cody Huchkowski, Associate



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After spending 13 years honing his interpersonal skills in in-home sales in the Greater Vancouver area, Cody Huchkowski recently relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is a passionate and driven commercial real estate professional who shows up every day with energy, grit, and a commitment to constant growth. Nearly six months into his career, Cody has been all-in on sharpening his skills, building relationships, and pushing himself to deliver real value for his clients.

Whether you're an investor, business owner, or developer, Cody's here to help you seize opportunities and achieve your goals. He believes success in real estate isn't just about transactions — it's about trust, strategy, and teamwork. When his clients win, he wins. If you're looking for someone who's hardworking, approachable, and always ready to go the extra mile, connect with Cody and make things happen!

Kelly Gibbon Director, Associate MBA



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Kelly takes great pride in the service he provides. His focus is on aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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