FOR SALE > DEVELOPMENT LAND

**Glenridding**

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**Glenridding Listing**

16310 – 21 Avenue SW
List Price: $5,800,000

Neighbourhood: Glenridding
Legal Description: Lot 1, Block 2, Plan 1823070
Location Address: 16310 – 21 Avenue SW
Land Area: 8.00 hectares or 19.77 acres (more or less)
Existing Land Use Zone: AG – Agricultural Zone [LINK]

Last Update: December 3, 2019
File Number: CS170069
Tax Roll Number(s): 10921002
Holding Number(s): 1010242
Sector: Southwest

COLOUR AERIAL PHOTO – DOWNLOAD [LINK]

Buyers Application Form:
- ONLINE FORM – FILL OUT & SEND [LINK]
- PDF FAX FORM – DOWNLOAD [LINK] (Scan, Email or Deliver)

Price Per Acre: $293,500

Annual Local Imp. Charges: Not Available
Estimated Local Imp. Payout: Not Available
Estimate of 2019 Taxes: Not Available
(subject to verification by Assessment & Taxation)
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Property Information:

The property is 19.77 acres of raw development land located in southwest Edmonton within both the Windermere Area Structure Plan (ASP) [LINK] and the Glenridding Heights Neighbourhood Structure Plan (NSP) [LINK]. The site can be developed with a mix of residential densities from single detached residential to medium density residential.

The purchaser / developer may be required to complete the following upon future subdivision:

- Construction of the ultimate Storm Water Management Facility,
- Construction of 21st Avenue/Glenridding Road along the southern boundary of the property, and
- Construction of Glenridding Boulevard along the western boundary of the property, a boundary condition can be applied to the adjoining land owner for this roadway.

There is a temporary major and minor drainage URW on the subject property that will need to stay on site until a permanent system is in place.

Development of lands abutting 163rd Street SW may require cost sharing payments be made for infrastructure previously installed by the adjacent developer.

The purchaser / developer may be required to contribute to PACs, ARAs and other assessment upon further subdivision.

All costs associated with new roadways and servicing will be borne by the Buyer. In addition, all costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

Please let us know how we are doing by taking this short survey:

Additional Information:

It is recommended that applicants review the following:

- Edmonton Zoning Bylaw 12800 (AG) Agricultural Zone [LINK]
- Glenridding Heights Neighbourhood Structure Plan [LINK]
- Windermere Area Structure Plan [LINK]

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change without notice. GST is not included in price.