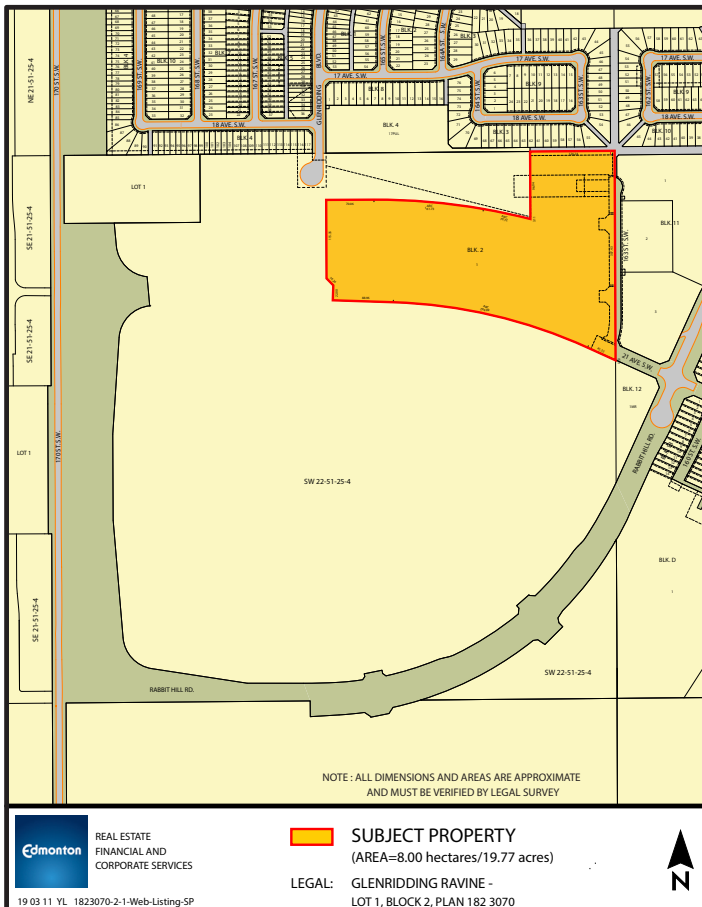


FOR SALE > DEVELOPMENT LAND

Edmonton

Glenridding



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)

Edmonton
REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES
19 03 11 YL 1823070-2-1-Web-Listing-SP

SUBJECT PROPERTY
(AREA=8.00 hectares/19.77 acres)
LEGAL:
GLENRIDDING RAVINE -
LOT 1, BLOCK 2, PLAN 182 3070



Glenridding

Property Information:

The property is 19.77 acres of raw development land located in south west 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:

*Give us your
Feedback*

City of Edmonton Strategic Objectives

HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.

URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.

REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.

Conditions of Sale:

1. All sales must be approved by the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. All developments shall comply with the development regulations contained in the approved [Glenridding Heights NSP \[LINK\]](#).
4. The property is being sold on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.

Purchase Process:

1. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.
2. All interested parties must submit a buyers application form to the City. Upon the City's review, the applicant maybe contacted to further negotiate and formalize a sale agreement.

All submissions should be emailed to:

property-sales@edmonton.ca

or delivered to:

2nd Floor Mailroom Edmonton Tower, 10111 – 104 Avenue NW.

3. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.

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.