

Forest Heights



10603 – 81 Street NW

\$260,000

A great opportunity for an infill development on this vacant lot located in Forest Heights. The 4,127 square foot site is situated near schools, parks, tennis courts, [Riverside Golf Course](#), [Edmonton River Valley Trail System](#) and the new Tawatinâ Bridge. The neighbourhood overlooks the North Saskatchewan River valley and is conveniently located a 10-minute drive away from the downtown core. Demolition has been completed, and the site is ready for development of your new dream home.

Interest parties are encouraged to review the [Residential Infill Website](#) to learn more about resources for infill development in mature neighbourhoods.

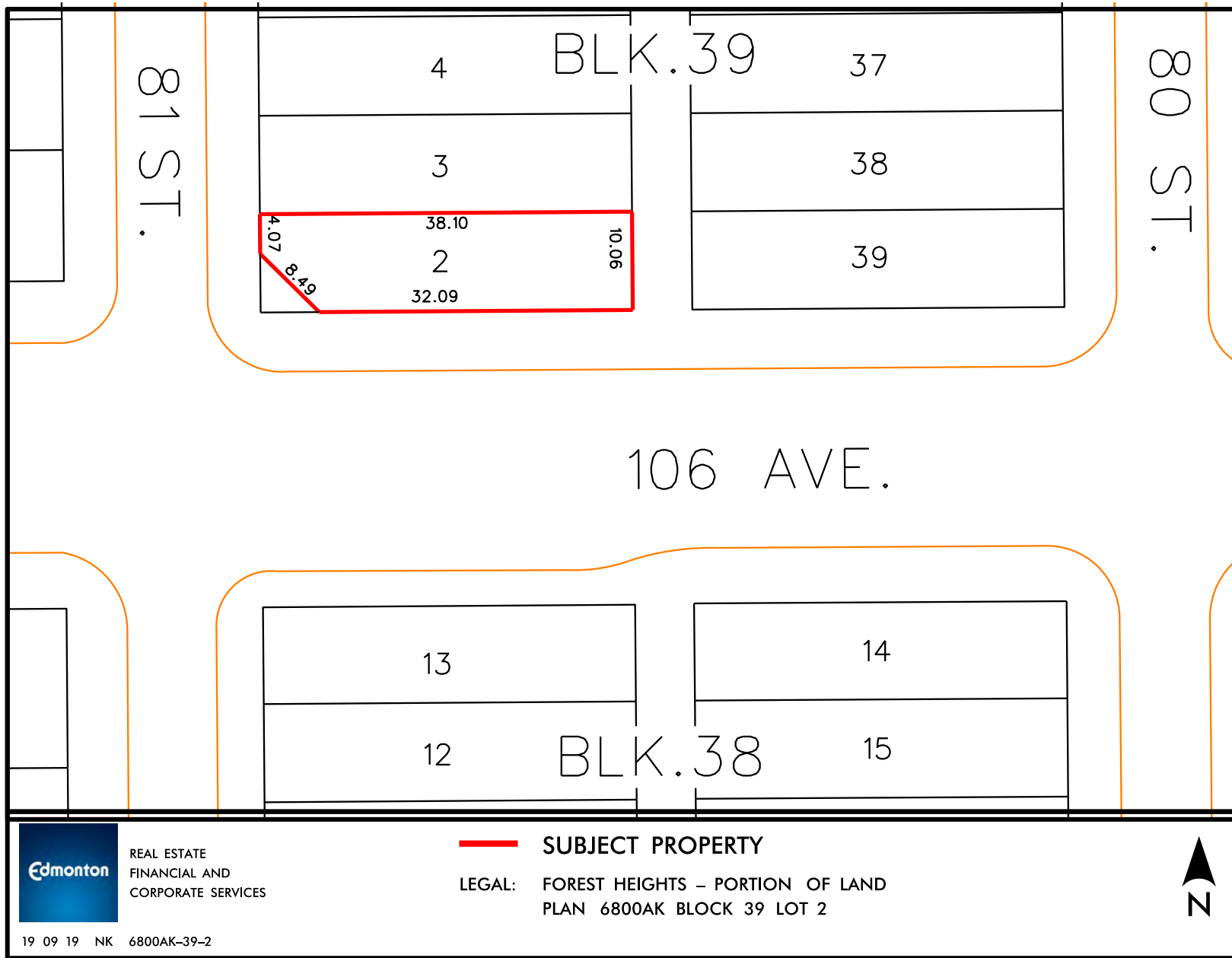
Neighbourhood:	Forest Heights
Legal Description:	Plan 6800AK, Block 39, Lot 2
Sector:	East Central
Total Land Area:	4,127 square feet (more or less)
City Holding No.:	125509
City File No.:	CS190055
Existing Land Use Zone:	RF3 – Small Scale Infill Development Zone
Tax Roll Number:	8551210
Estimated Taxes 2022: <small>(subject to verification by Assessment and Taxation)</small>	\$2,702.50
Annual Local Imp. Charges:	Not Available
Last Update:	March 29, 2022

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

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 within notice. GST is not included in price.

Forest Heights



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.

Forest Heights

Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement. Among other things, the agreements will contain the following requirements and conditions:
 - The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
 - The Buyer must obtain a **Leadership in Energy and Environmental Design (LEED) or Energuide** certification for the development.
 - Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement.
 - The Sale and Development Agreement will contain, among other things, a performance fee of 10% of the purchase price tied to the construction commencement date, construction completion date and the environmental sustainability requirement.
 - All developments shall comply with the development regulations contained in the **Mature Neighbourhood Overlay**.
3. 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 develop-ability 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. In order to give all interested parties an equal opportunity, all submissions received will be held until 4:00 pm on May 17, 2022. After that time, the City will contact the selected applicant to further negotiate and formalize a sale agreement. To submit an offer to purchase this property, please complete the **buyer's application form** to the City.
2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. 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.

Additional Information:

- **RF3 – Small Scale Infill Development Zone**
- **Riverside Golf Course**
- **Edmonton River Valley Trail System**
- **Residential Infill Website**
- **Leadership in Energy and Environmental Design (LEED) Website**
- **Energuide**



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 within notice. GST is not included in price.