

High Park



15210 – 107 Avenue NW
\$190,000

Neighbourhood:	High Park
Legal Description:	Plan 4592AD, Block 33, Lot 20
Sector:	West
Total Land Area:	395 sq. m. / 4,257 sq. ft. (more or less)
City Holding No.:	1012162
City File No.:	CS230060
Current Land Use Zone:	RS – Small Scale Residential Zone
Tax Roll Number:	1457852
Estimated Taxes 2023: <small>(subject to verification by Assessment and Taxation)</small>	Not Available
Annual Local Imp. Charges:	Not Available
Last Update:	January 10, 2024

A rare opportunity for infill development on this vacant residential lot located on the edge of High Park. The 4,257 sq. ft. site is situated near schools, parks, and all amenities being a 15-minute drive to downtown or a 15-minute walk to the future Stony Plain West Valley Line LRT stop.

Demolition of the dwelling has been completed; the site is backfilled, leveled and ready for the development of your new dream home.

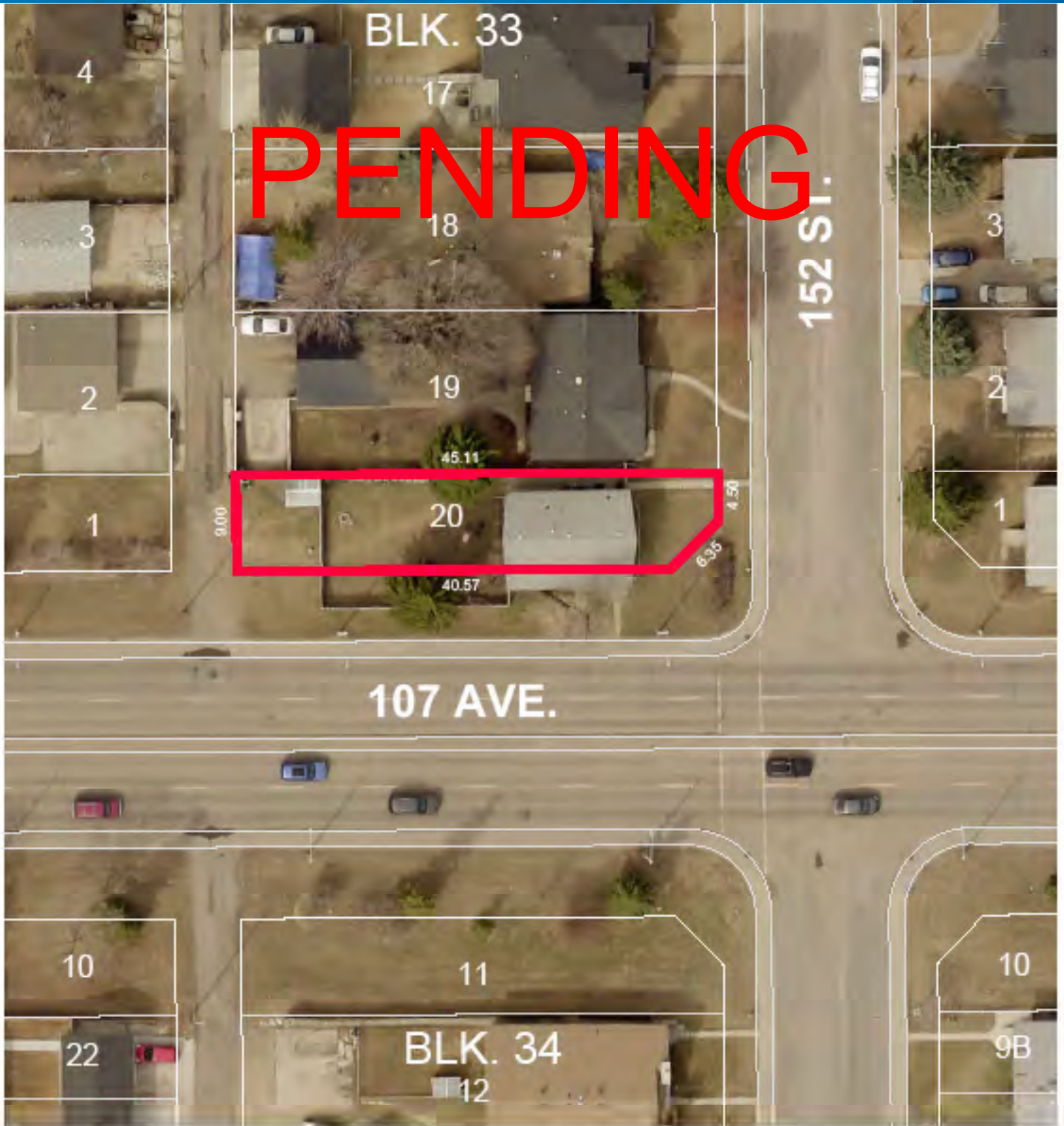
Interested parties are encouraged to review the *Residential Infill Website* to learn more about resources for infill development in mature neighbourhoods.

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.

High Park



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



FINANCIAL & CORPORATE SERVICES
 REAL ESTATE
 LAND DEVELOPMENT PLANNING



THE PREMISES (AREA=392.94 Sq.m)
 HIGH PARK
 PLAN 459240, BLOCK 33, LOT 20



High Park

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 agreement will contain the following requirements and conditions:

The Buyer must commence construction within one (1) year of the Closing Date and complete construction within two (2) years of the Closing Date.

Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of \$10,000. The performance fee is tied to completion of the development within 2 years of closing and achieving the sustainability requirements are noted below.

- (a) Retain a **Certified Energy Advisor / Service Provider**.
- (b) Comply with all requirements of the Natural Resources Canada (“NRCan”) EnerGuide program including all applications and registrations as are required and ensure that the Development is constructed in accordance with the NRCan EnerGuide Rating System version 15, achieving an EnerGuide rating of at least 20% lower than “a typical new home” or the “benchmark home” on the Development’s EnerGuide label and upon completion of construction, provide an EnerGuide label confirming that the Development has achieved these requirements.
- (c) If the Buyer is a Built Green Member, in addition to complying with the above, the Buyer shall achieve a minimum of Built Green Gold rating. Upon completion of construction provide a Built Green Canada label confirming that the Development has been constructed accordingly.

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 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.

4. All development shall comply with the development regulations contained in **RS – Small Scale Residential Zoning** and **Mature Neighbourhood Overlay**.

5. All costs associated with the development of this site will be borne by the Buyer including roadway modifications, upgrading and modification, relocation of existing services.

6. The successful applicant will be required to represent and warrant that it is not prohibited from purchasing the property under The Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 1, s. 235, and the regulations thereunder, as amended from time to time.

Purchase Process

1. All interested parties must submit a **buyer’s application form** to the City. This property will be sold on a first come, first serve basis. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a sale agreement. All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line: “High Park – Submission”

or Mail to:

Attn: Supervisor, Property Sales
10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

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.

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