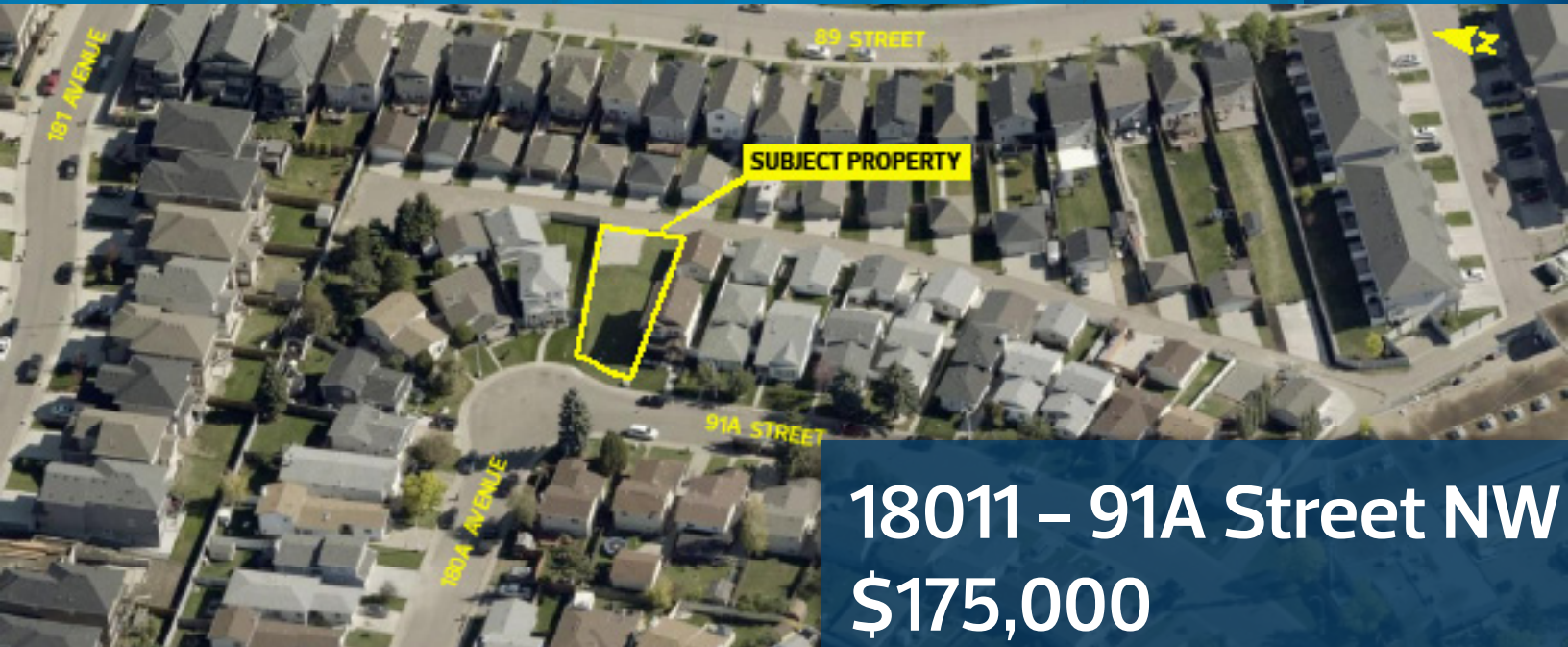


FOR SALE – INFILL OPPORTUNITY

Lago Lindo

Edmonton



18011 – 91A Street NW
\$175,000

Neighbourhood:	Lago Lindo
Legal Description:	Plan 8122420, Block 1, Lot 316
Sector:	North Central
Total Land Area:	395 sq. m. or 4,250 sq. ft. (more or less)
City Holding No.:	1011856
City File No.:	CS210091
Existing Land Use Zone:	RPL- Planned Lot Residential Zone
Last Update:	January 13, 2023
Tax Roll Number:	1096601
Estimated Taxes 2022:	\$1,520.65
<small>(subject to verification by Assessment and Taxation)</small>	

A great opportunity to build an infill home in the northern neighbourhood of Lago Lindo. The 4,250 sq.ft. vacant site is situated near an elementary school, parks, and the sought after Andorra lake, granting you with a variety of amenities. Lago Lindo is just five minutes away from the Anthony Henday Drive, providing you convenient access to the Edmonton Metropolitan Region.

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

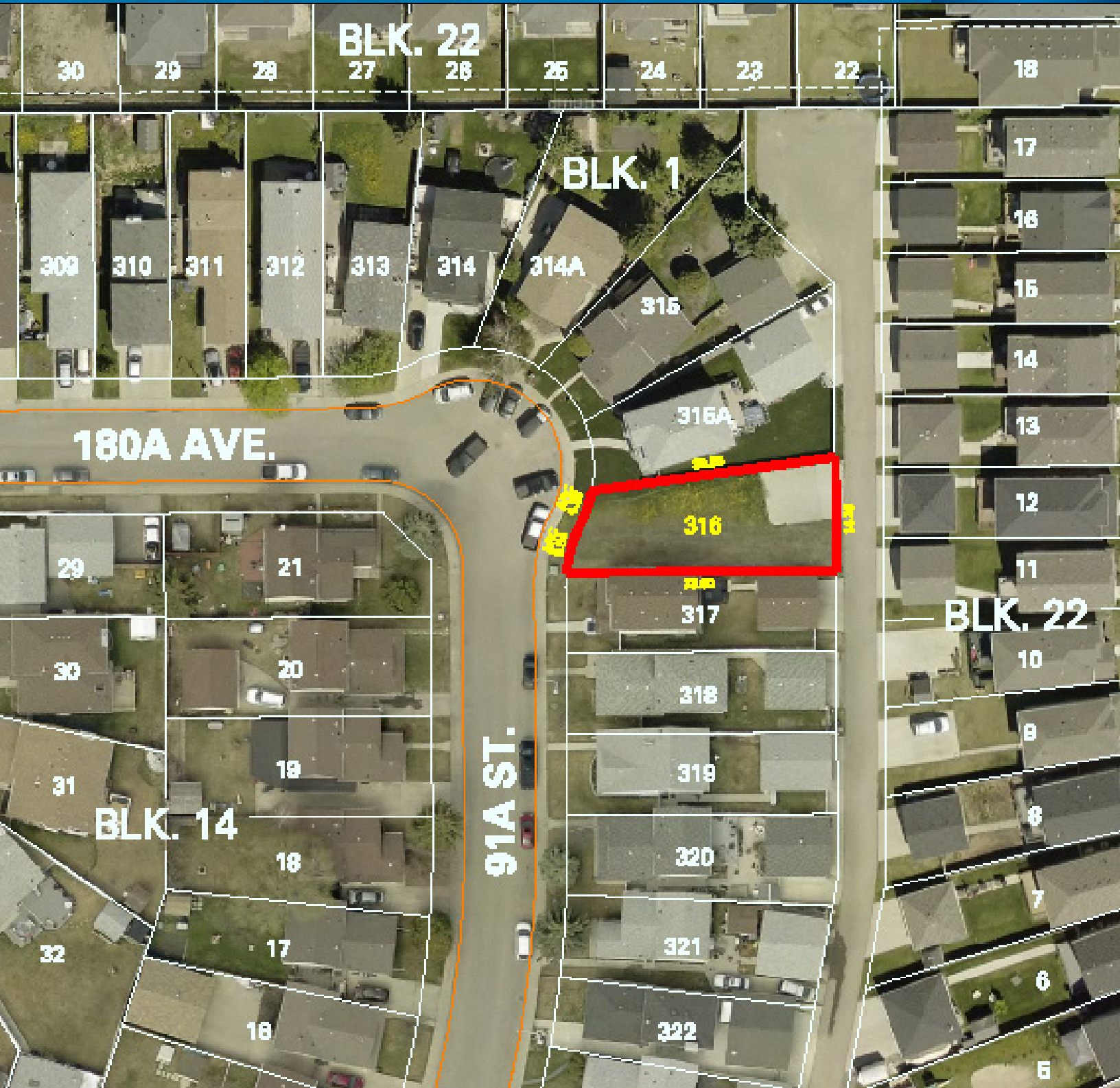
PDF FORM – DOWNLOAD (scan, email or mail)

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.

FOR SALE - INFILL OPPORTUNITY

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Lago Lindo

Conditions of Sale

1. All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of 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 “certified (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 and a performance fee of 10% of the purchase price. This is tied to completion of the development within 3 years of closing and achieving either the **Leadership in Energy and Environmental Design “certified (LEED)”** or **Energuide** certification.

3. The sale is subject to the following permitted encumbrances:

- 812 242 109 – Easement
- 822 043 452 – Caveat
- 052 110 844 – Zoning Regulations

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.

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

All interested parties must submit a buyers application form to the City. 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: “Lago Lindo – Submission”

or Mail to:

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

This Property is listed on MLS. All applicants must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission. 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.

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.