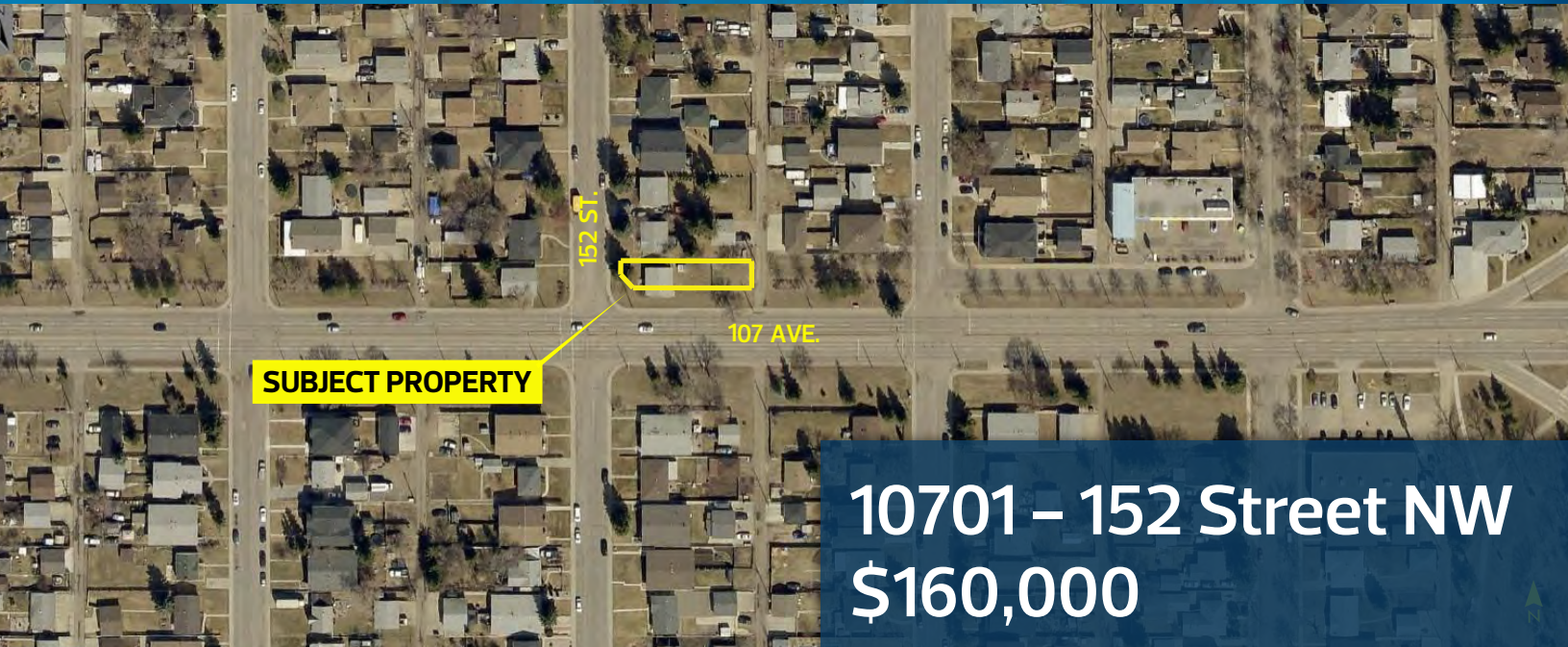


High Park



10701 – 152 Street NW
\$160,000

Neighbourhood: High Park
Legal Description: Plan 578KS, Block 48, Lot 1
Sector: West
Total Land Area: 4,273 sq. ft. or 397 sq. m.
 (more or less)
City Holding No.: 929848
City File No.: CS190039

Existing Land Use Zone: **RF1 – Single Detached Residential Zone**

Last Update: August 20, 2021
Tax Roll Number: 1465681
Estimated Taxes 2021: Not available
(subject to verification by Assessment and Taxation)

Annual Local Imp. Charges: Not available
Est. Local Imp. Payout: Not available

Buyer's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

A rare opportunity for infill development on this vacant single-family lot located on the edge of High Park. The 4,273 sq.ft. site is situated near schools and parks for all your recreational needs. A 15-minute drive to downtown or a 15-minute walk to the future Stony Plain West Valley Line LRT stop, it's the ideal location for your new dream home. Demolition of the dwelling has been completed; the site is backfilled, level, and ready for development

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

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

High Park

Edmonton



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.

10th Floor Edmonton Tower
10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

edmonton.ca/propertysales

High Park

Conditions of Sale

- All sales must be approved by the Branch Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- 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 an **Energuide, Build Green Silver** or **Leadership in Energy and Environmental Design “certified (LEED)”** certification (or equivalent) 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 **Energuide, Build Green Silver** or **Leadership in Energy and Environmental Design “certified (LEED)”** certification.
 - All developments shall comply with the development regulations contained in the **RF1 Zoning** and the **Mature Neighbourhood Overlay**.
- 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.
- 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.

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: “High Park – 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. Buyers 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.