

FOR SALE – RESIDENTIAL LAND

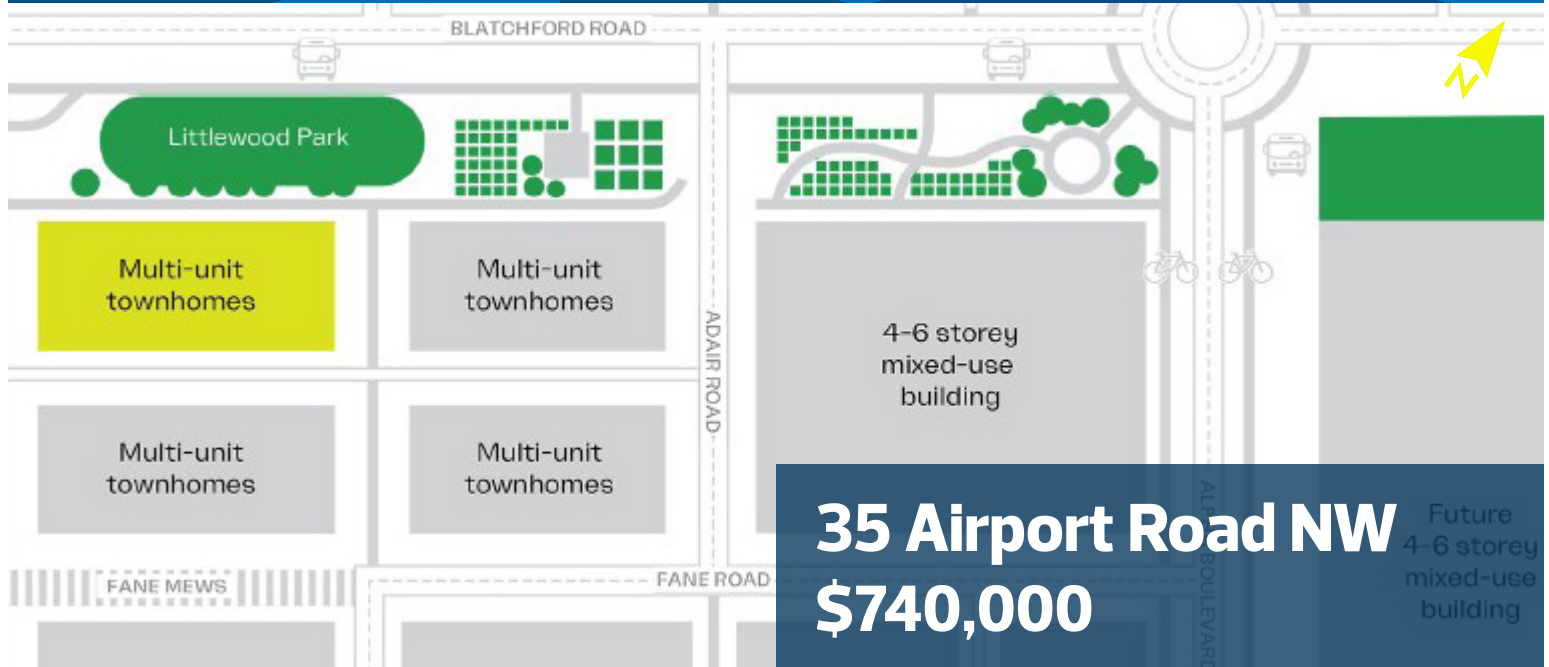
BLATCHFORD

Edmonton

FILE#: CS250028

HOLDING#: 1012723

LAST UPDATE: SEPTEMBER 2025



35 Airport Road NW \$740,000

Future
4-6 storey
mixed-use
building

Property Type:	Residential Land
Neighbourhood:	Blatchford Area
Sector:	Central
Legal Description:	Plan 1822441; Block 4; Lot 2
Total Land Area:	23,522 sq.ft. or 0.54 acres (more or less)
Existing Land Use Zone:	BRH – Blatchford Row Housing Zone
Tax Roll Number:	10889602
Estimated Taxes 2025:	\$8,162.28 (subject to verification by Assessment and Taxation)
Annual Local Imp. Charges:	Not Available
Transaction Type:	Sale

The City of Edmonton is selling a fully serviced 0.54 acre parcel within the heart of the Blatchford Community. The current zoning for this site allows for a variety of residential uses, making it ideal for a row housing or multi-unit residential development. Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Centre, Kingsway Mall, and the NAIT/Blatchford Market LRT Station. The lot abuts Littlewood Park and a greenway (walkway). The central location of this site and proximity to public transit makes access to anywhere in the City highly convenient.

PLEASE NOTE: It appears that certain characteristics of the site may pose challenges for compliance with fire access requirements for a portion of the site. Careful site planning is required to ensure all emergency access requirements are adhered to, and it is recommended that builders provide a fire suppression plan when applying for a development permit.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

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

City of Edmonton
OWNER
Real Estate

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.

edmonton.ca/PropertySales

BLATCHFORD DESIGN CRITERIA:

- [Green Building Codes](#): Our Green Building Standards ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability by addressing building envelope design and construction, energy systems and other sustainable building features.
- [Architecture and Urban Design](#): Our Architectural and Urban Design Guidelines help guide the building design in Blatchford to ensure consistently high quality architectural design. The guidelines allow home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community..
- [District Energy Sharing System](#): Our District Energy Sharing System Design Guide provides builders with the information needed to connect to the neighbourhood District Energy Sharing System, which uses geoexchange, solar and other sustainable energy sources to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford. An opportunity exists for builders to not connect to the District Energy Sharing System, if they can prove they are a net-zero building as per defined specifications.

Preference will be given to builders with a track record of developing multifamily apartment complexes.



CONDITIONS OF SALE

1. All sales must be approved by the Blatchford Redevelopment Office, Integrated Infrastructure Services and the Manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
2. The Buyer will be required to provide an Architectural Concept Plan of the Development before entering into a Sale Agreement.
3. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
 - ▶ The Buyer's development must adhere to Blatchford-specific design criteria, including [Green Building Standards](#), [Architectural and Urban Design Guidelines](#) and [District Energy Sharing System](#) (or District Energy Exemption) guidelines.
 - ▶ 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 5% of the purchase price upon sale closing. The Performance Fee is tied to completion of the development within 3 years of closing and achieving the required Blatchford-specific design criteria noted above.
 - ▶ The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
 - ▶ All developments shall comply with the development regulations contained in City of Edmonton [City Centre Area Redevelopment Plan](#) and the [Blatchford Row Housing Residential Zone](#).
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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information

CONDITIONS OF SALE (CONT.)

5. All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

PURCHASE PROCESS

1. All interested parties must submit a [buyer's application form](#) to the City. Buyers are encouraged to include more information about their development plans for the property, including any additional documents that provide clarity on their plan for the property. Offers will be reviewed as they are received. 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:

"Blatchford Stage 1- Blk 4, Lot 2- Submission"

or Mail to:

Attn: Sebastien Bergeron, 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.

ADDITIONAL INFORMATION

- [Welcome to Blatchford](#)
- [Blatchford Living](#)