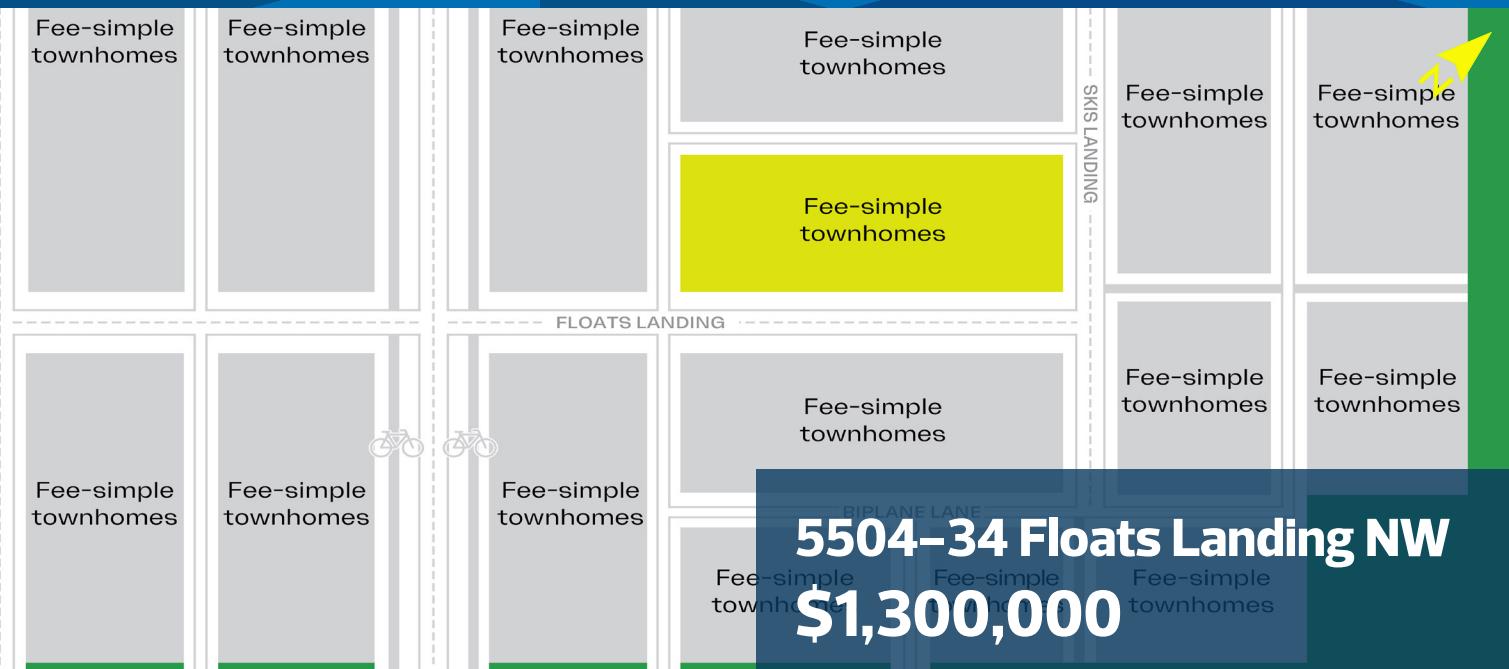


FILE#: CS250105

HOLDING#: Multiple

LAST UPDATE: JANUARY 2026



**5504-34 Floats Landing NW
\$1,300,000**

Property Type: Residential Land

Neighbourhood: Blatchford Area

Sector: Central

Legal Description: Plan 2521472; Block 13; Lots 1-16

Total Land Area: 31,215 sq.ft. or 0.72 acres (more or less)

Existing Land Use Zone: **BRH - Blatchford Row Housing Zone**

Tax Roll Number: Multiple

Annual Local Imp. Charges: Not Available

Transaction Type: Sale

The City of Edmonton is selling sixteen fully serviced 14-foot-wide fee-simple townhouse lots in the Blatchford community. The sites are zoned **Blatchford Row Housing (BRH) Zone**. Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Centre, and the NAIT/Blatchford Market LRT Station. The central location of this site and proximity to Yellowhead Trail and public transit make access to anywhere in the City convenient. Additionally, the site is located less than 200 meters from the community's central park and is located steps away from two additional future park spaces.

PLEASE NOTE: This land consists of sixteen 14-foot lots. These narrow lots offer the buyer an opportunity for a different product type in the community. An ideal builder for this development will be those who have experience in rowhouse/townhouse development and are able to provide innovative floor plans aligning with the Blatchford specific zoning and guidelines.

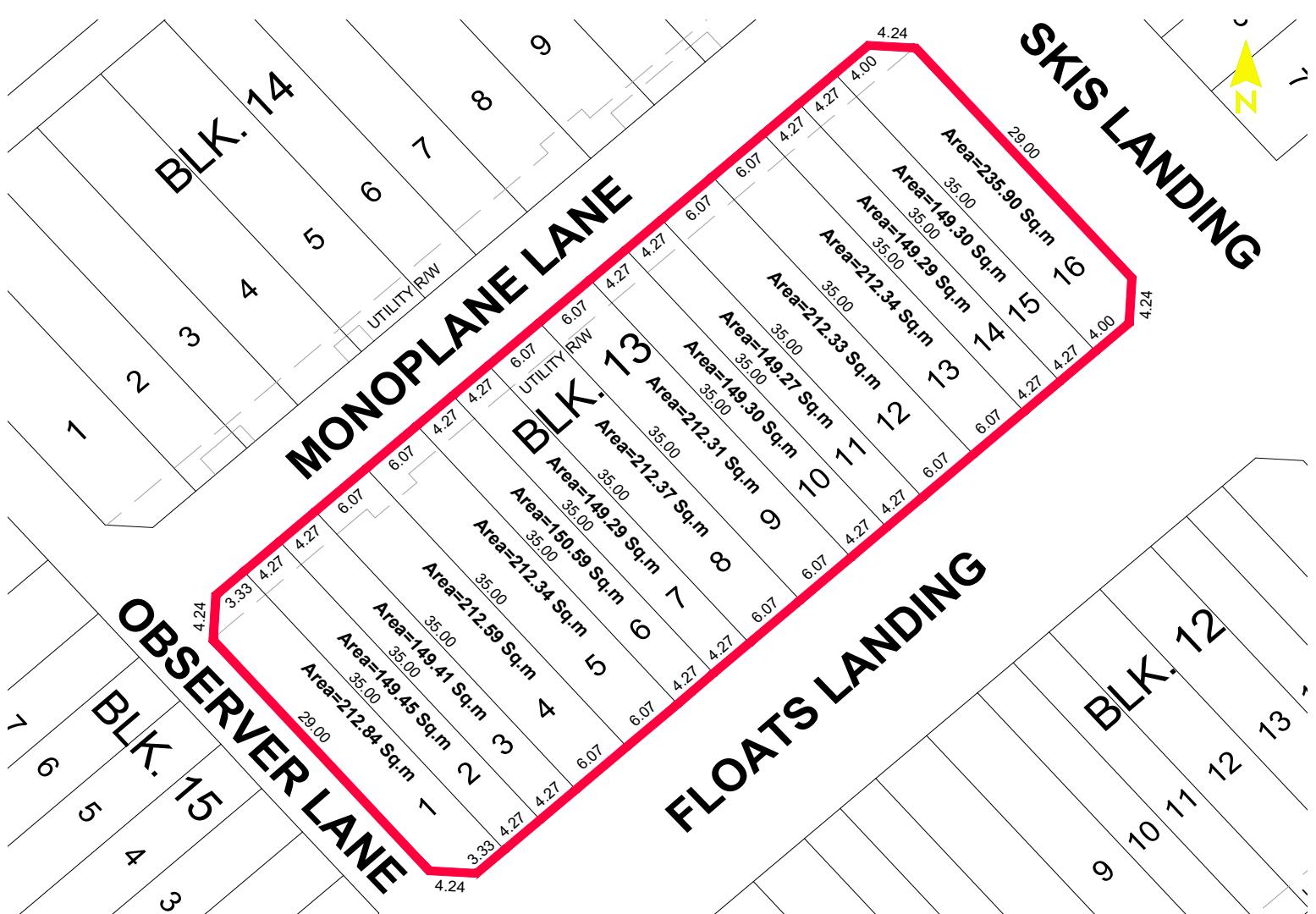
Buyer's Application Form

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

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:** The neighbourhood District Energy Sharing System uses a geoexchange system to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford.

Preference will be given to builders with a track record of developing rowhouse / townhome complexes promptly.





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 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 10% 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 all Blatchford-specific design criteria 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 6 West – Blk 13, Lots 1-16 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](#)
- [Pocket Plan – Displaying Area of Lots](#)