

# FOR SALE

2804 227 Avenue NE,  
Edmonton, AB T5Y 6H5

## POTENTIAL IMMEDIATE NEIGHBOURHOOD DEVELOPMENT

REMAX Commercial Excel is pleased to present a prime residential development opportunity.

- Northeast Regional Trunk Sewer (NERTS) immediate tie-in potential
- In Horse Hills Area Structure Plan
- Largely slated for residential development
- Prestigious North Saskatchewan River and ravine views
- Generally flat topography
- Seller will consider Vendor Take-back Mortgages (VTBs)
- A 7-minute drive to Manning Town Center, and a 4-minute drive to Fort Saskatchewan!

DETAILS	
Address	2804-227 Ave 2503-227 Ave 2740-211 Ave
Legal Address	4;23;54;27;NE,SE 4;23;5422;NE 4;23;54;22;SE
Lot Size	± 442.649 Acres
Zoning	Agriculture (AG)
Proposed Use	Residential
Sale Price	\$19,919,205.00
Price Per Acre	\$45,000.00/Acre



STREET VIEW



MAP VIEW



PROPERTY TOUR

# ADDITIONAL INFORMATION

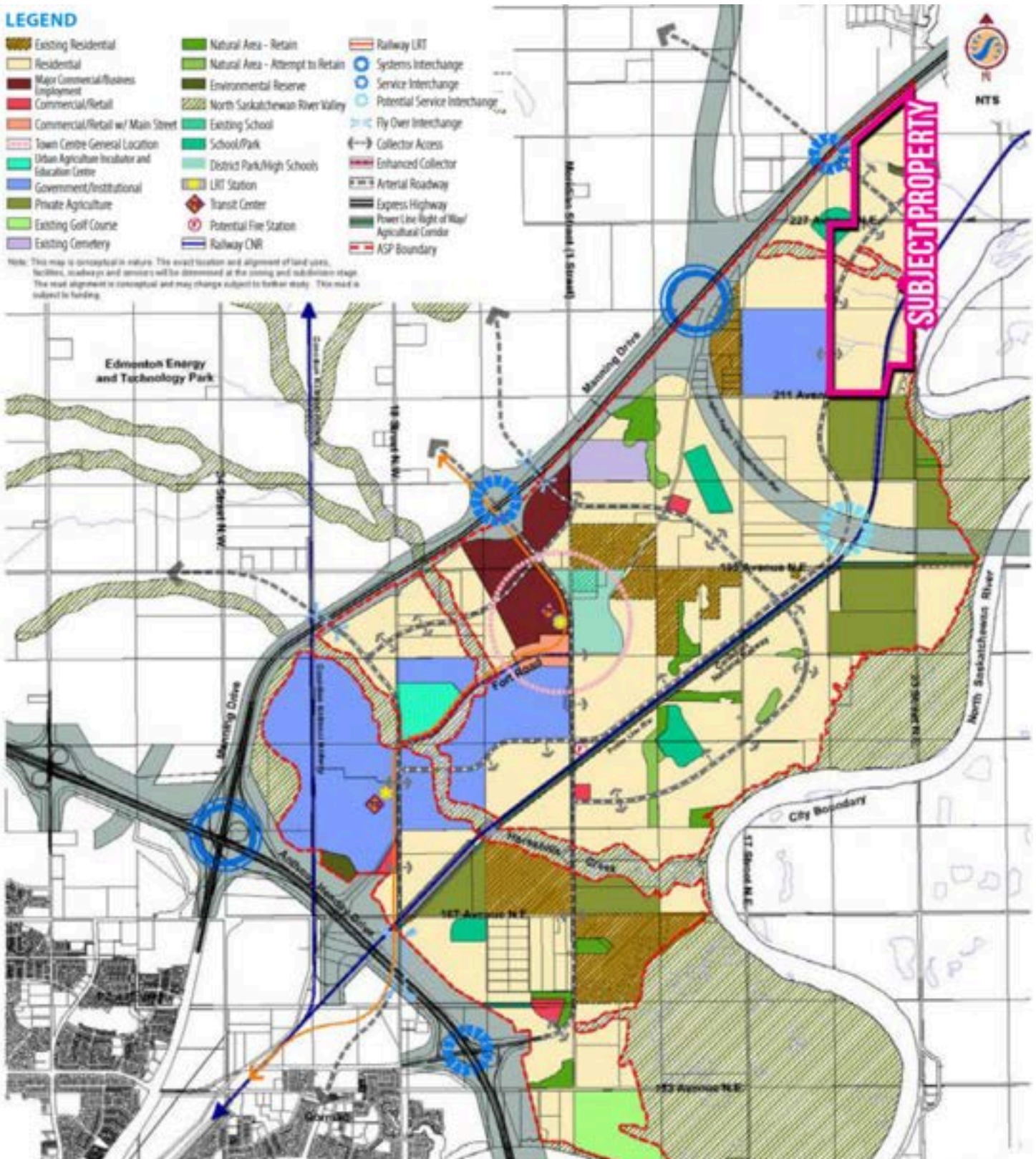


# LAND USE CONCEPT

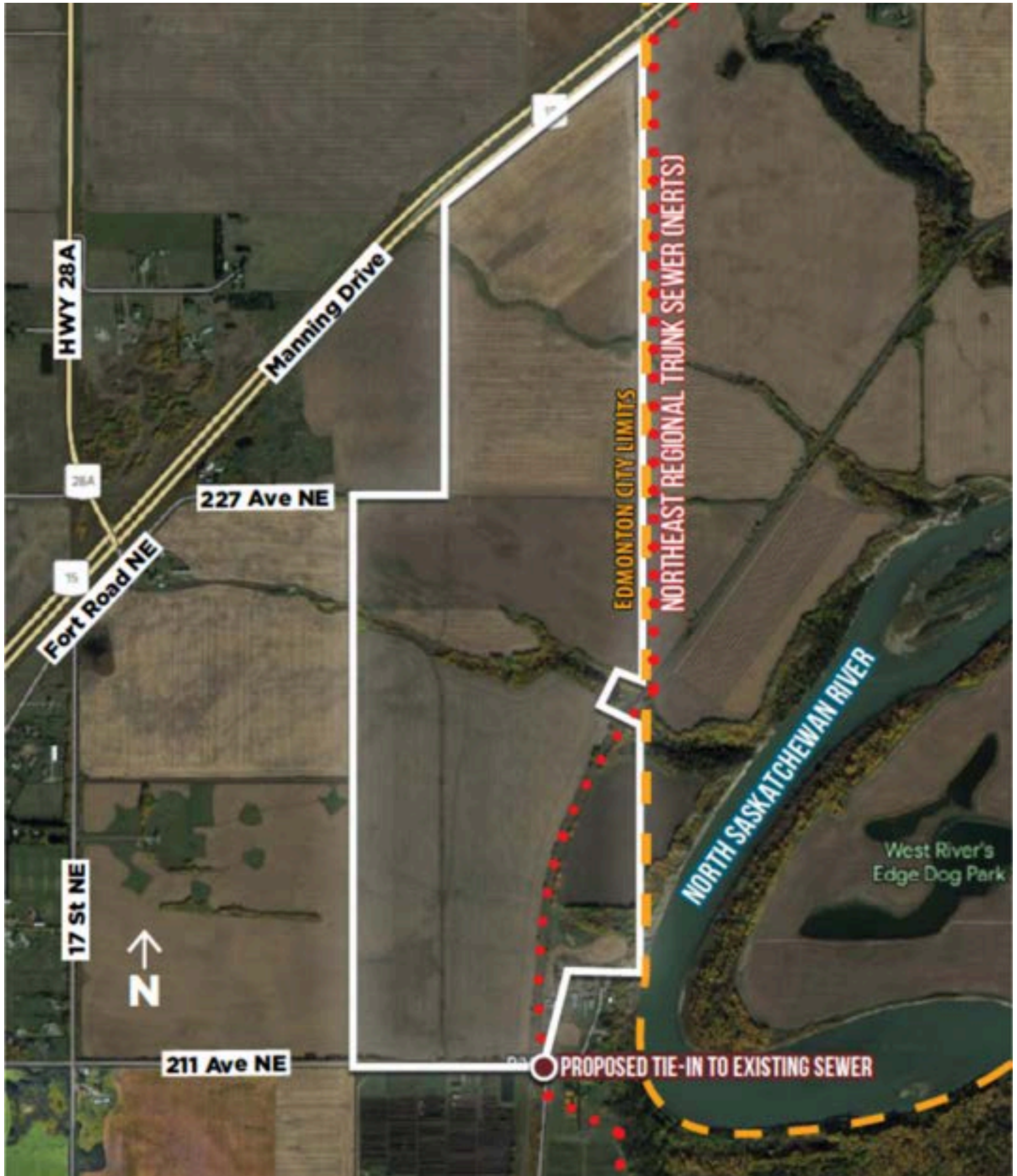
## LEGEND

- |  |                                  |  |
|--|----------------------------------|--|
| Existing Residential                             | Natural Area - Retain            | Railway LRT                                    |
| Residential                                      | Natural Area - Attempt to Retain | Systems Interchange                            |
| Major Commercial/Business Employment             | Environmental Reserve            | Service Interchange                            |
| Commercial/Retail                                | North Saskatchewan River Valley  | Potential Service Interchange                  |
| Commercial/Retail w/ Main Street                 | Existing School                  | Fly Over Interchange                           |
| Town Centre General Location                     | School/Park                      | Collector Access                               |
| Urban Agriculture Incubator and Education Centre | District Park/High Schools       | Enhanced Collector                             |
| Government/Institutional                         | LRT Station                      | Arterial Roadway                               |
| Private Agriculture                              | Transit Center                   | Express Highway                                |
| Existing Golf Course                             | Potential Fire Station           | Power Line Right of Way/ Agricultural Corridor |
| Existing Cemetery                                | Railway CNR                      | ASP Boundary                                   |

Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage. This map alignment is conceptual and may change subject to further study. This map is subject to funding.



# TRUNK SEWER LINE





# CONTACT.

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