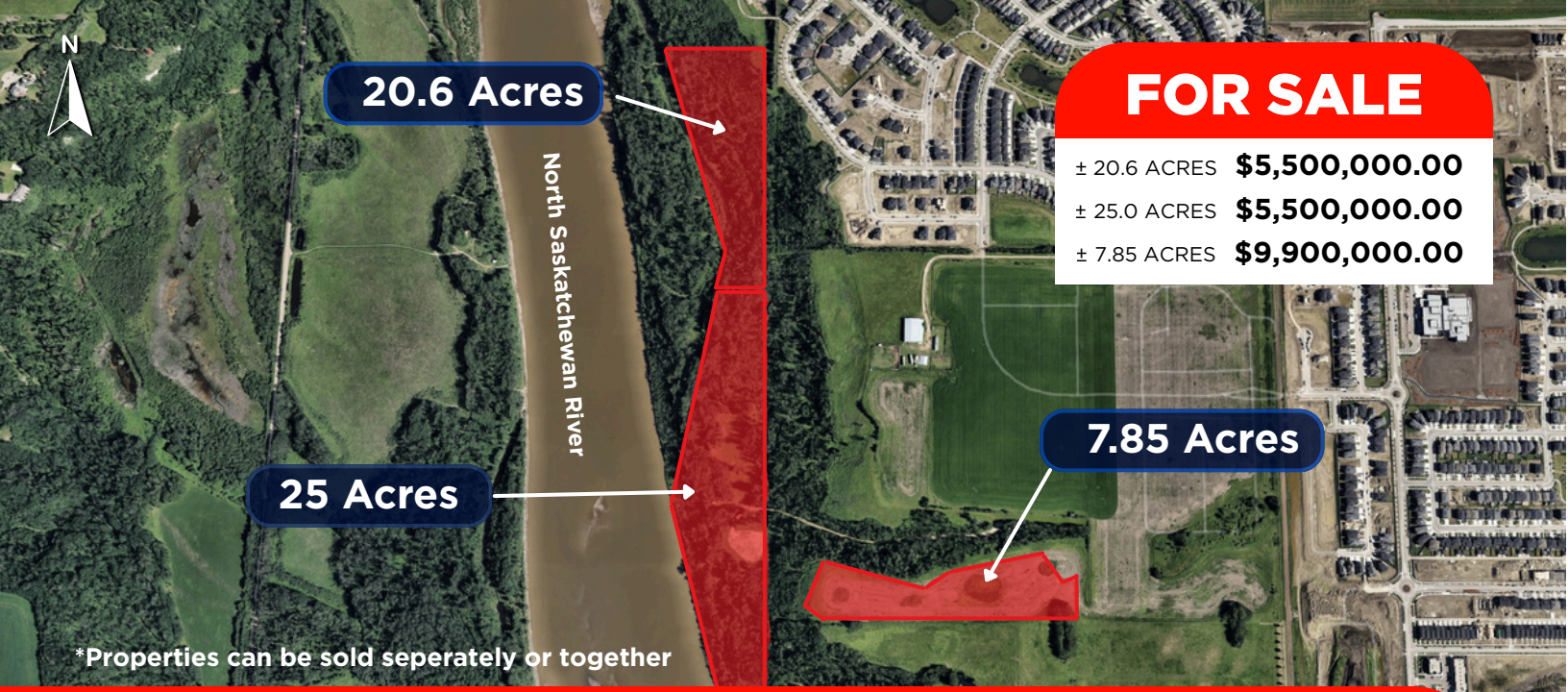


FOR SALE

± 20.6 ACRES	**$5,500,000.00**
± 25.0 ACRES	**$5,500,000.00**
± 7.85 ACRES	**$9,900,000.00**

EDMONTON'S MOST LUXURIOUS DEVELOPMENT SITES KESWICK, WINDERMERE

Property Highlights

REMAX Excellence is pleased to present three exceptional land offerings, consisting of approximately ±7.85 acres, ±20.6 acres and ±25 acres. Each parcel is available for purchase individually or together, providing flexibility for investors, developers, and other visionaries.

Whether acquired separately or as one larger offering, these properties present an opportunity to secure substantial acreage of Edmonton's most luxurious land, with direct river views without public walkways. The sites are ideal for future development overlooking the city's greatest natural landmark, the North Saskatchewan River.

Windermere Area Structure Plan — [View Plan]
Keswick Neighborhood Structure Plan — [View Plan]
Potential Future Uses: Single Family Housing, Multi Family Residential, Commercial Development, Mixed Use, Executive Estate Home, Equestrian Centre, Family Retreats and more.

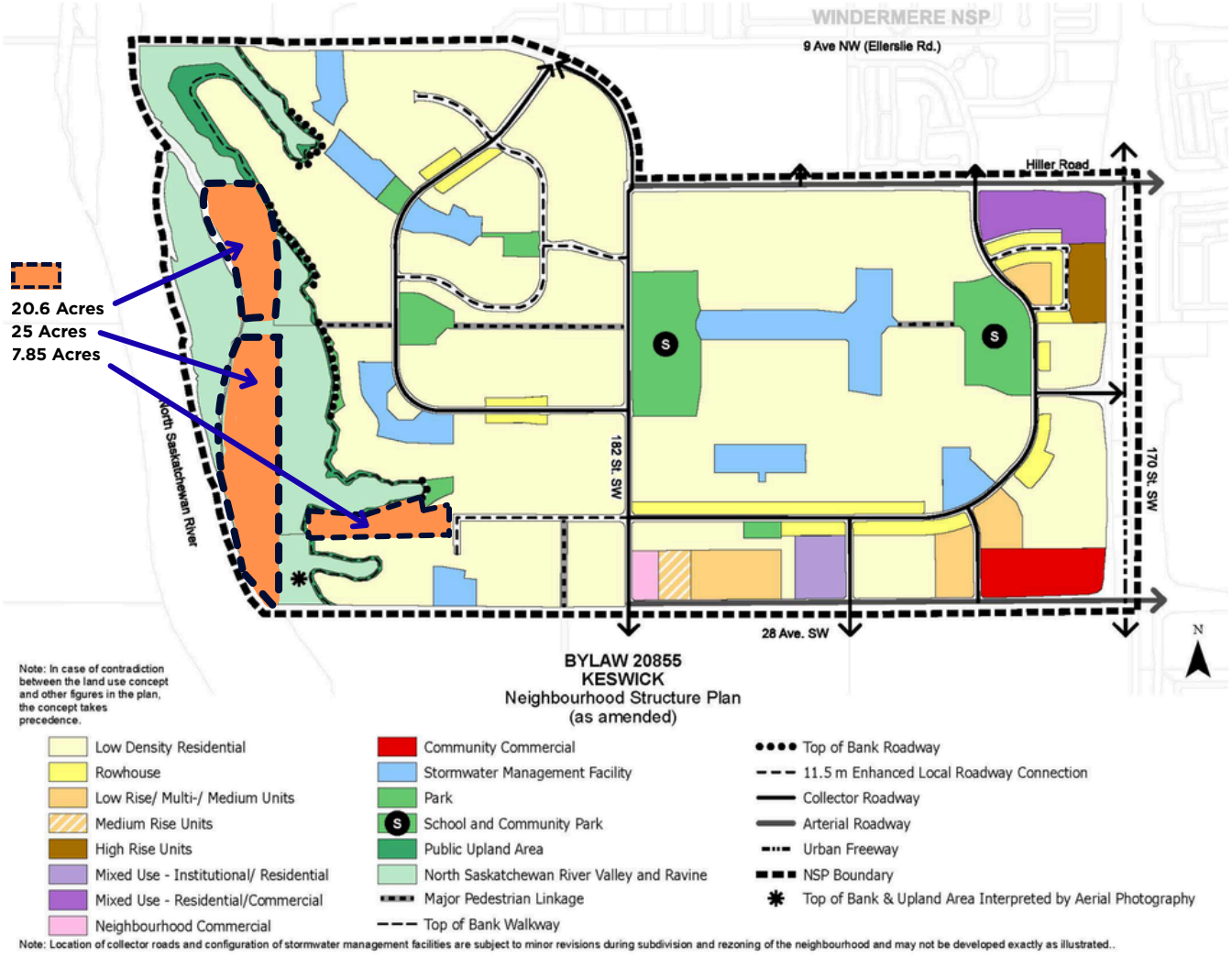
View Video
± 20.6 + 25 Acres

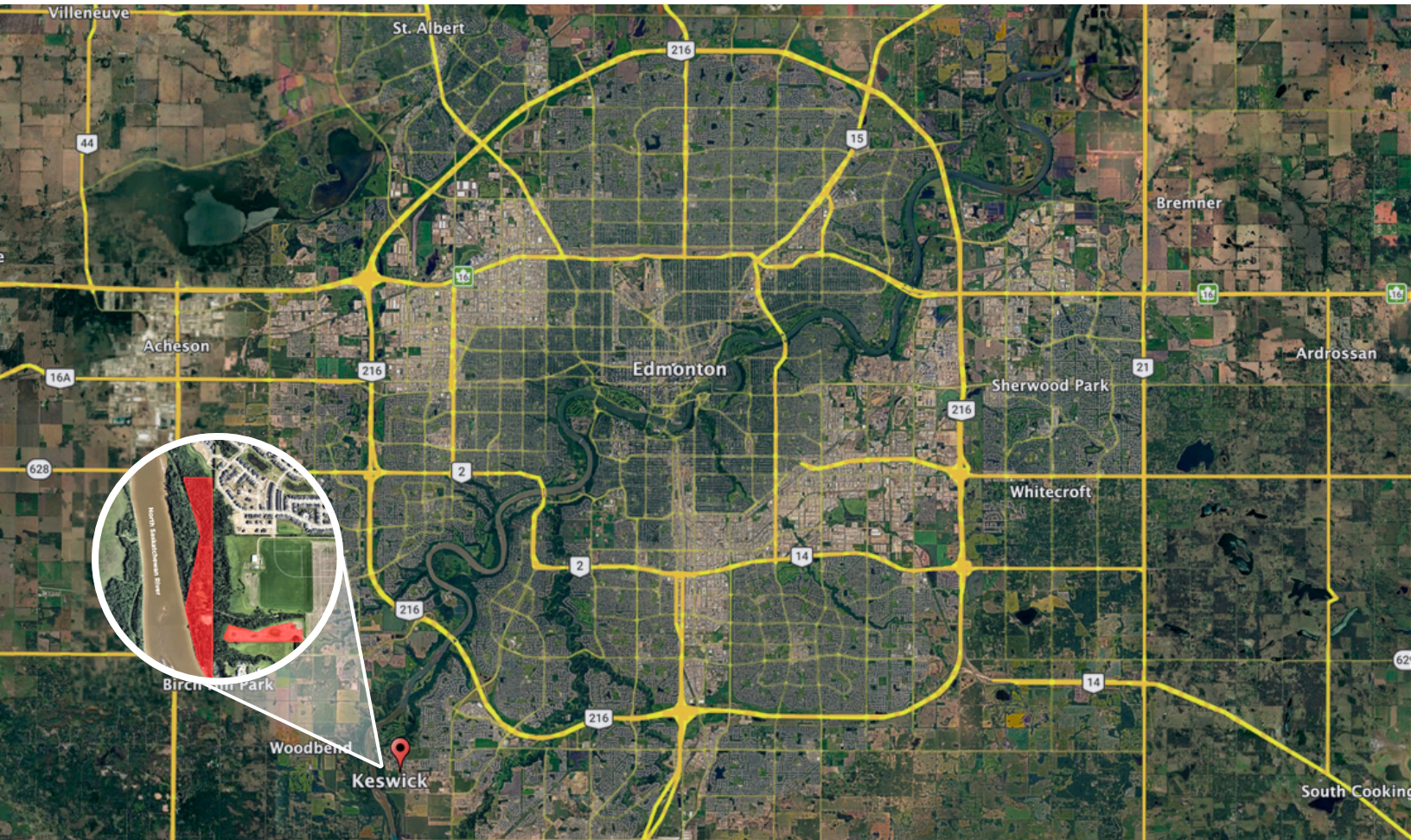
View Video
± 7.85 Acres

	± 7.85 Acres	± 20.6 Acres	± 25.0 Acres
Current Zoning	RSF (Small Scale Flex Residential)	Agricultural (AG)	Agricultural (AG)
Link to zoning	[View Plan]	[View Plan]	[View Plan]
Servicing	To the property line	Fully	Options Available
Map View	[View Map]	[View Map]	[View Map]
Street View	N/A	[View Street]	N/A
Access	Yes (Paved Road)	Yes (Keswick Blvd SW)	Yes (Private Driveway)

CHRISTIAN JONES, Vice President
(780) 716-2851 1988jones@gmail.com

RE/MAX Excellence RE/MAX COMMERCIAL


WINDERMERE NSP
9 Ave NW (Ellerslie Rd.)
Hiller Road
20.6 Acres
25 Acres
7.85 Acres
North Saskatchewan River
182 St. SW
170 St. SW
28 Ave. SW
N
BYLAW 20855
KESWICK
Neighbourhood Structure Plan
(as amended)
Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.
Low Density Residential
Rowhouse
Low Rise/ Multi-/ Medium Units
Medium Rise Units
High Rise Units
Mixed Use - Institutional/ Residential
Mixed Use - Residential/Commercial
Neighbourhood Commercial
Community Commercial
Stormwater Management Facility
Park
School and Community Park
Public Upland Area
North Saskatchewan River Valley and Ravine
Major Pedestrian Linkage
Top of Bank Walkway
Top of Bank Roadway
11.5 m Enhanced Local Roadway Connection
Collector Roadway
Arterial Roadway
Urban Freeway
NSP Boundary
Top of Bank & Upland Area Interpreted by Aerial Photography
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated..


Villeneuve
St. Albert
Bremner
Acheson
Edmonton
Sherwood Park
Ardrossan
Whitecroft
Woodbend
Keswick
South Cooking
44
216
15
16A
628
2
14
21



1. Currents of Windermere
2. Cineplex Odeon Windermere
3. Safeway Windermere
4. Real Canadian Superstore
5. River Ridge Golf & Country Club
6. Windermere Golf and Country Club
7. Jagare Ridge Golf Club
8. MOVATI Athletic gym

Everything within reach.

Ideally positioned near shopping, dining, entertainment, recreation and major transportation routes, with convenient access to Anthony Henday Drive and the greater Edmonton area.

PROXIMITY & AMENITIES

Shopping & Everyday Convenience

- Currents of Windermere — major shopping, dining, services and entertainment destination
- Safeway, Walmart, Canadian Tire, Home Depot and other major retailers
- Additional shopping and services throughout Windermere and Keswick

Dining & Coffee

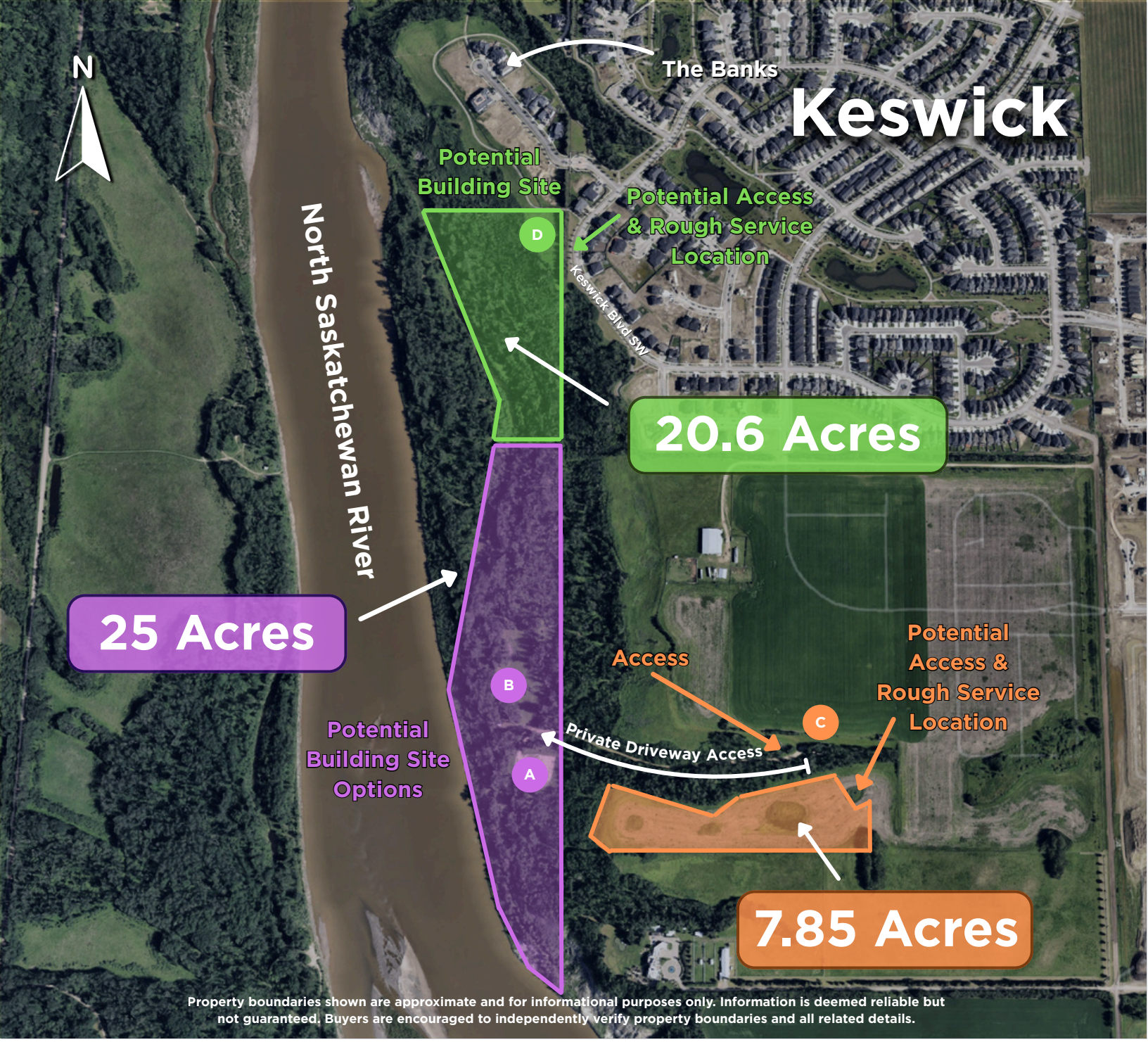
- Numerous restaurants, cafés and casual dining options within Windermere
- The Keg, Browns Socialhouse, Boston Pizza, Canadian Brewhouse, PF Chang's and more at Currents Currents of Windermere
- Local coffee shops and cafés throughout the surrounding communities

Entertainment & Recreation

- Cineplex Odeon VIP Cinemas at Currents of Windermere Currents of Windermere
- Multiple fitness and wellness facilities nearby, including Movati Fitness
- Three nearby golf options: Windermere Golf & Country Club, River Ridge Golf Course and Jagare Ridge Golf Club Alison Murray Realtor

Connectivity

- Anthony Henday Drive provides convenient access to Edmonton's major road network
- Terwillegar Drive / 170 Street provides north-south connectivity
- Ellerslie Road / 23 Avenue provides east-west access
- Currents of Windermere is directly adjacent to Anthony Henday Drive and Terwillegar Drive.



Property boundaries shown are approximate and for informational purposes only. Information is deemed reliable but not guaranteed. Buyers are encouraged to independently verify property boundaries and all related details.



A



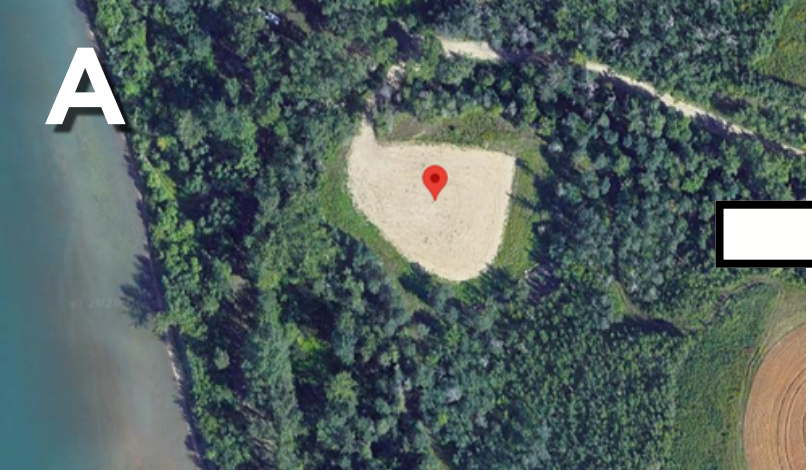
B



C



D

















INCREDIBLE UNOBSTRUCTED VIEWS

A RARE EDMONTON RIVER VALLEY SETTING

Privacy. Nature. Space. All Within the City.



Private & Peaceful

Incredible privacy with expansive North Saskatchewan River Valley views.

Explore the Valley

Miles of river valley trails and North Saskatchewan River views.

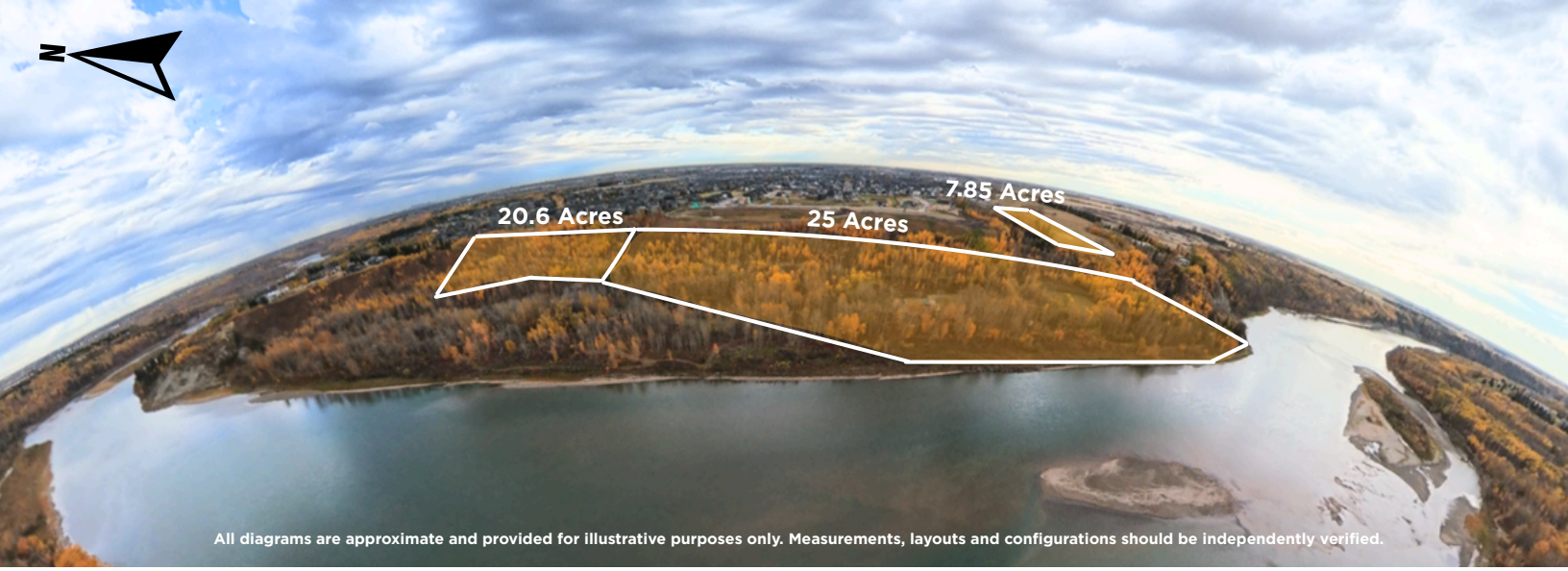
Additional Private Access Potential

Potential for jet boat launches and helipads, subject to applicable approvals on riverfront parcels.

Country Living in Edmonton

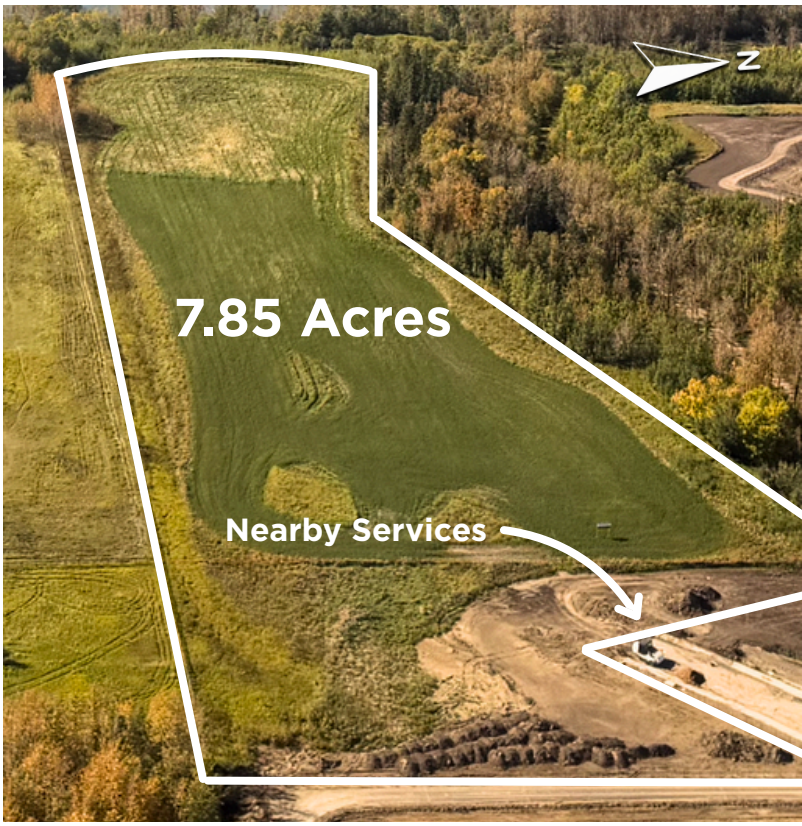
A quiet, peaceful setting offering the feel of country living within the City of Edmonton.

*Potential uses and improvements are subject to applicable municipal regulations, approvals, permitting and site conditions.



All diagrams are approximate and provided for illustrative purposes only. Measurements, layouts and configurations should be independently verified.





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