

FOR SALE

±86.98 ACRES

POTENTIAL RESIDENTIAL DEVELOPMENT LAND 2710 – 195 Avenue NE, Edmonton, AB

Property Highlights

- Located in the [Horse Hills Area Structure Plan](#);
- Borders beautiful lands to the north, east and south which are intended to remain Private Agricultural per the Area Structure Plan;
- Quick Manning Drive access;
- 9 minutes to [Manning Town Centre](#), the [Quarry Golf Course](#) and [Raven Crest](#);
- Walton, Qualico, MLC, and Cameron developments are working on the Marquis neighborhood minutes down the road;
- Gentle topography;

[Google Map View](#)
[Google Street View](#)

\$7,828,200.00

SALE PRICE

\$90,000.00

COST PER ACRE

Christian Jones
Vice President
1988jones@gmail.com
780.716.2851

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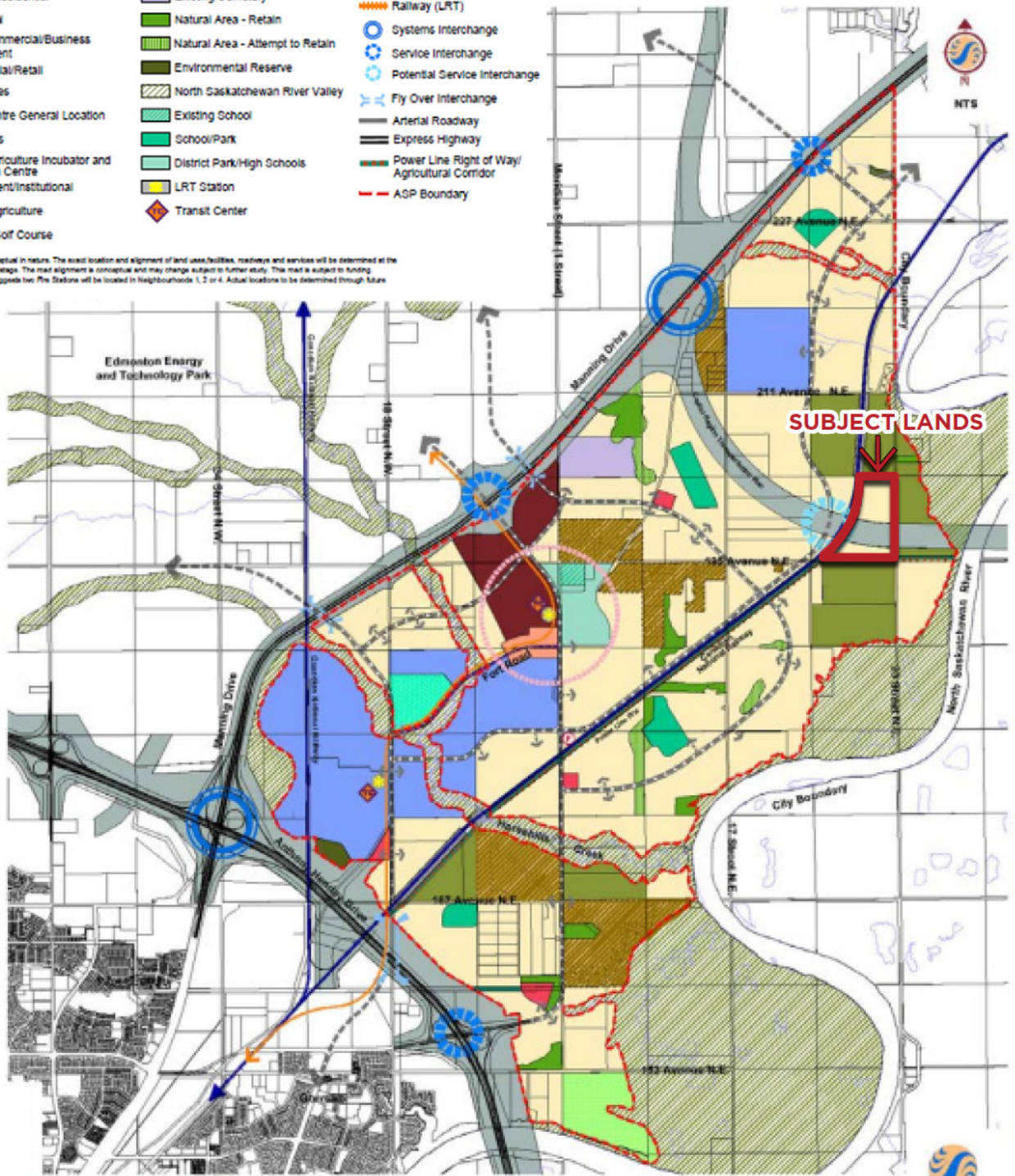
The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021. Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent. Numbers may be rounded.

LAND USE CONCEPT

Legend

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

Note: This map is conceptual in nature. The exact location and alignment of land use, facilities, roadways and services will be determined at the zoning and subdivision stage. The road alignment is conceptual and may change subject to further study. This road is subject to funding. Preliminary planning suggests two Fly Stations will be located in Neighbourhoods 1, 2 or 4. Actual locations to be determined through future planning.



Horse Hill Area Structure Plan



Municipal Address:	2710 - 195 Avenue NE, Edmonton, AB
Legal Address:	1321037;1;1
Size:	±86.98 Acres
Zoning:	(AG) Agricultural
Proposed Use:	Residential

