

**FOR SALE**

**± 442.65 ACRES**

**NORTHEAST REGIONAL  
TRUCK SEWER (NERTS)**

**NORTH SASKATCHEWAN  
RIVER VIEWS**

**POTENTIAL IMMEDIATE NEIGHBOURHOOD DEVELOPMENT**

**2804/2503 – 227 Avenue NE & 2740 – 211 Avenue NE, Edmonton , AB**

### Property Highlights

- Northeast Regional Trunk Sewer (NERTS) immediate tie-in potential (see ASP's Figure 15)
- [In Horse Hills Area Structure Plan \(Click here\)](#)
- 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!

[View Google Map Location](#)

[View Google Street View](#)

**Christian Jones**

Vice President

1988jones@gmail.com

780.716.2851

**\$19,919,205.00**

SALE PRICE

**\$45,000.00.00**

COST PER ACRE

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\***

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

The informa on 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 Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent.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.



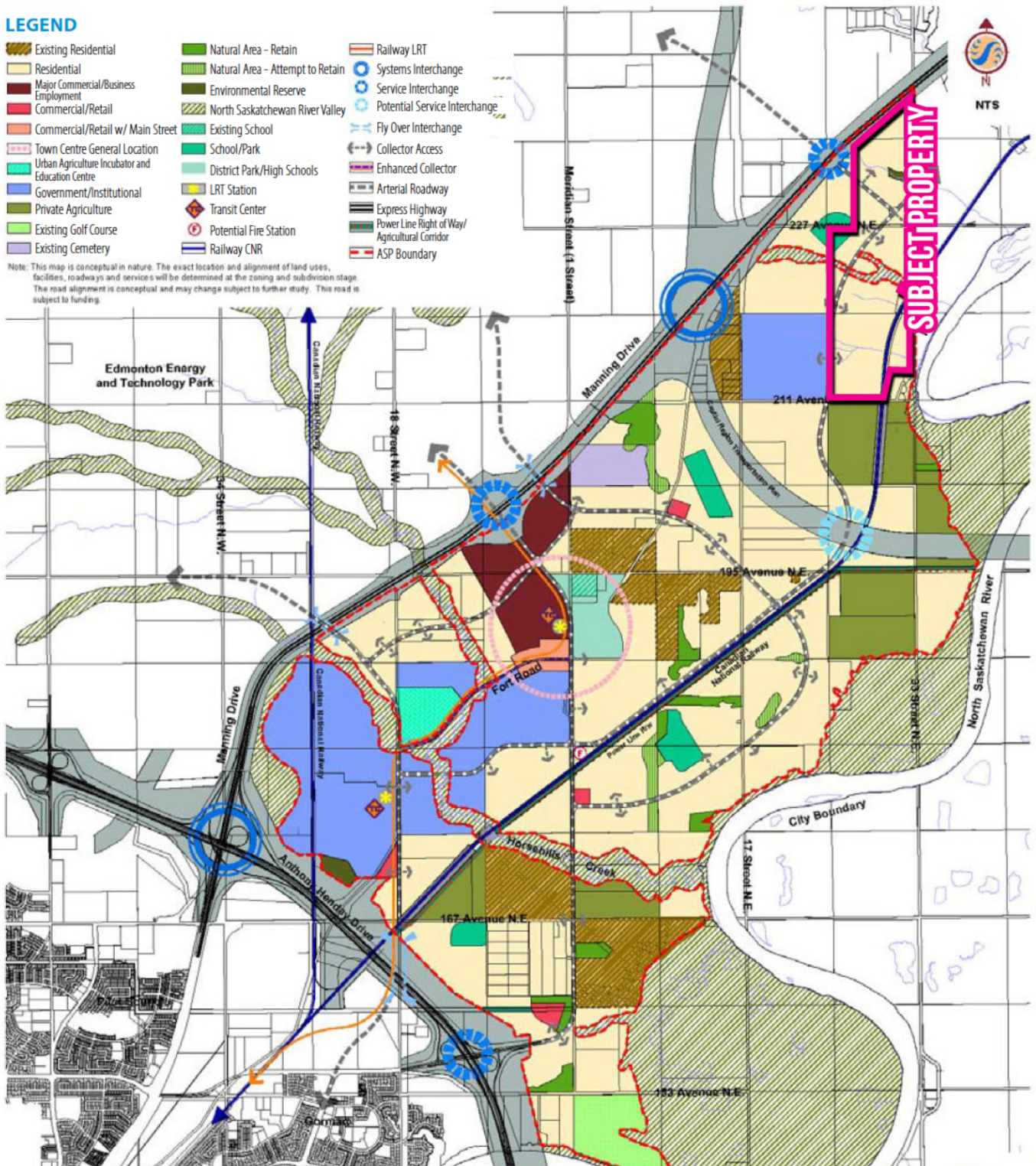
# Land Use Concept

# Figure 8

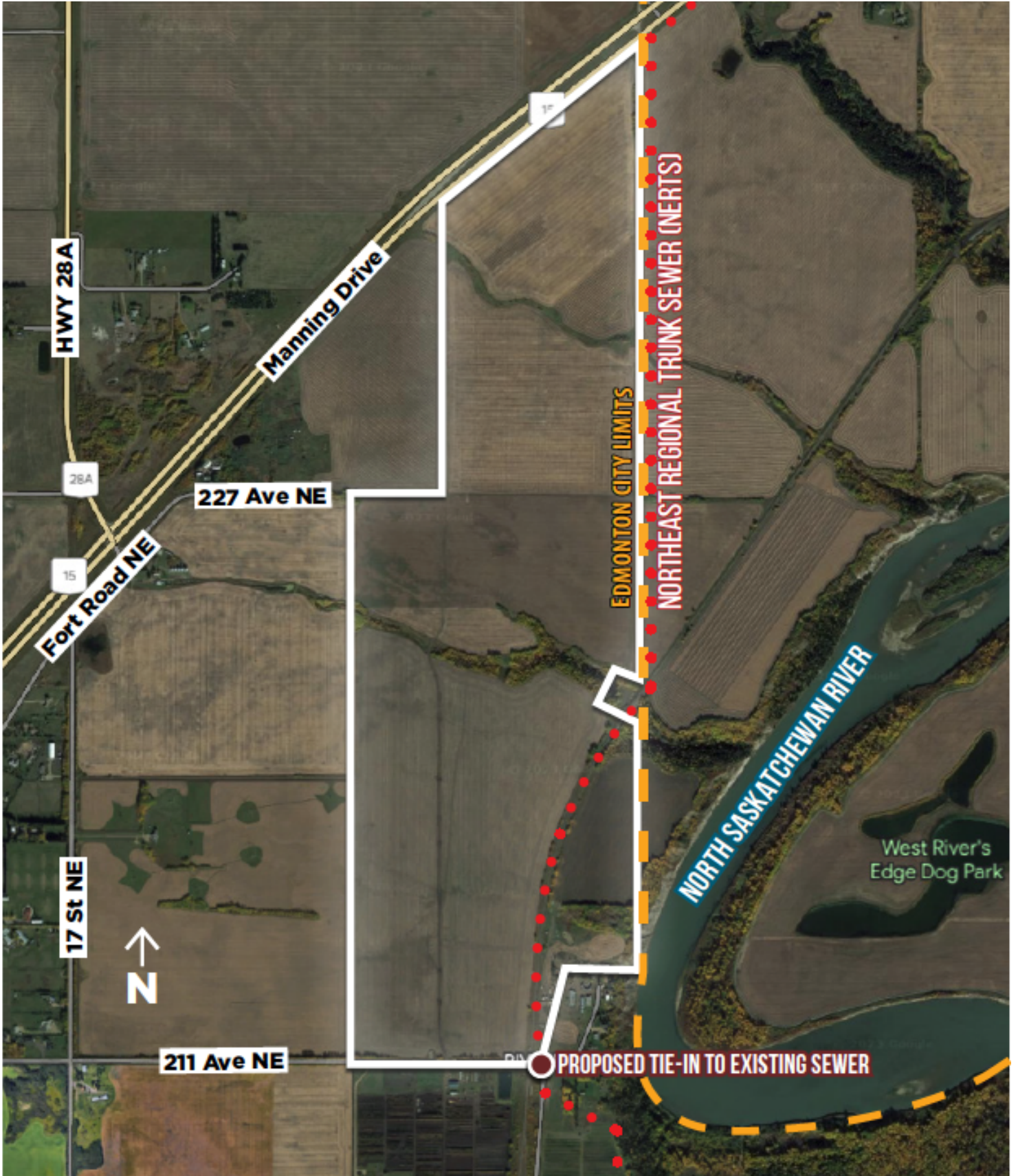
## LEGEND

- |  |                                  |  |
|--|----------------------------------|--|
| 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. The road alignment is conceptual and may change subject to further study. This road is subject to funding.









# PROPERTY DETAILS

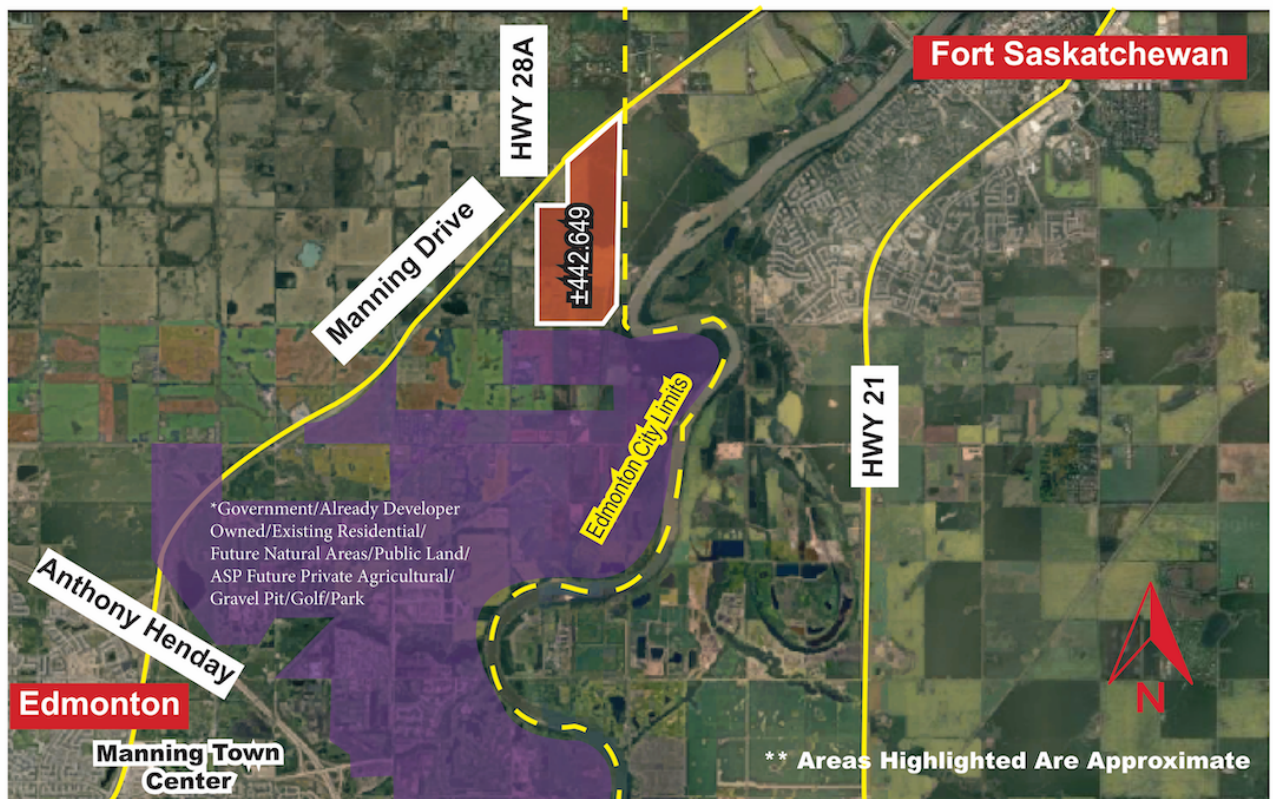
**Address:** 2804 - 227 Avenue NE, Edmonton, AB (140 Acres)  
2503 - 227 Avenue NE, Edmonton, AB (156.589 Acres)  
2740 - 211 Avenue NE, Edmonton, AB (146.06 Acres)

**Legal Address:** 4;23;54;27;NE,SE, 4;23;54;22;NE, 4;23;54;22;SE

**Size:** ±442.649 Acres

**Zoning:** AG (Agricultural Zone)

**Proposed Use:** Residential





# ADDITIONAL PHOTOS

