



MANNING DRIVE NE

Fort Road NE

FOR SALE

± 75.0 ACRES

Meridian Street NW

17 Street NE

195 Ave NW

FUTURE NEIGHBOURHOOD DEVELOPMENT

20021 Meridian Street, Edmonton, AB

Property Highlights

This 75-acre parcel of land, located within the Edmonton city limits, is conveniently situated just off Manning Drive and Meridian Street.

\$4,100,000.00
ASKING PRICE

The property falls under the proposed Neighbourhood 4 of the Horse Hill Area Structure Plan (ASP), with the potential for rezoning to increase land value and open up development opportunities for the right buyer.

\$54,666.67/Acre
RATE

The adjacent land to the north is zoned CB2, offering further growth potential for the property. Currently zoned for agricultural use, the land also includes a two-bedroom house, providing additional income.

± 75.0 Acres
LOT SIZE

The land is actively farmed, making it a unique opportunity for future development.



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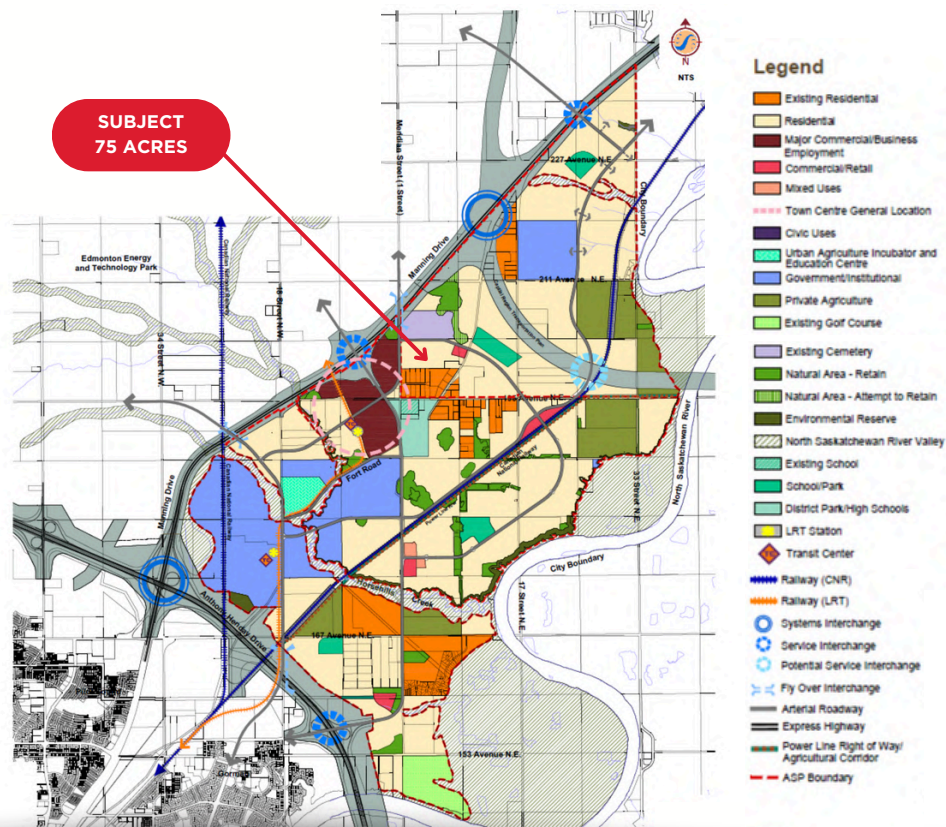
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DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN

HORSE HILL AREA STRUCTURE PLAN





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