

FOR SALE | STEWART GREENS LAND

49.82 Acres | Prime Residential Development Opportunity

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- A rare opportunity to secure one of the last significant, contiguous residential land holdings in West Edmonton.
- Transit-oriented location within ± 1.2 km of the Lewis Farms Transit Centre and the future Valley Line West LRT terminus, anticipated for completion in 2028.
- Close proximity to the established communities of Stewart Greens, Webber Greens and Lewis Estates.
- Adjacent to Lewis Estates Golf Course.
- Located just 1.5 km from Michael Phair Junior High and Bishop David Motiuk Catholic School, supporting strong family-oriented demand.
- Close to Edmonton's premier amenities such as West Edmonton Mall, River Cree Resort, Lewis Estates Golf Course, and a full range of west-end retail hubs.
- Comprehensive due-diligence and development planning package available to prospective purchasers.

THE DETAILS | STEWART GREENS LAND

SERVICING SUMMARY

- ✓ **WATER:** 200-300 MM MAINS ADJACENT TO THE PROPERTY
- ✓ **SANITARY:** TIE-IN AVAILABLE TO WESS SYSTEM (199 STREET SE CORNER)
- ✓ **STORMWATER:** CONTROLLED TO LAKE 3B SWMF; OUTFALL TO 1200 MM TRUNK ON 199 STREET



	Parcel 1	Parcel 2	Parcel 3
Municipal Address	9560 - 199 Street NW Edmonton, Alberta	19930 - 100 Avenue NW Edmonton, Alberta	19960 - 100 Avenue NW Edmonton, Alberta
Legal Address	Plan 1723182, Block 1, Lot 1	Meridian 4, Range 25, Township 52, Section 31	Meridian 4, Range 25, Township 52, Section 31
Zoning	Small Scale Flex Residential (RSF) Medium Scale Residential (RM h16) Urban Facilities (UF)	Small Scale Flex Residential (RSF) Medium Scale Residential (RM h16)	Small Scale Flex Residential (RSF) Public Utility (PU)
Size	± 18.56 Acres	± 13.42 Acres	± 17.84 Acres

\$15,000,000
List Price | \$300,000/Acre

Immediate
Availability

±49.82 Acres
Total Site Size

THE CONCEPT | STEWART GREENS LAND

PROPOSED DEVELOPMENT CONCEPT



THE LOCATION | STEWART GREENS LAND



DRIVE TIMES
From Site

- Lewis Farms Transit Centre**
1.2 km | 2 min
- Anthony Henday**
1.9 km | 3 min
- Whitemud Drive**
3.2 km | 4 min
- Stony Plain Road**
2.6 km | 5 min
- Yellowhead Trail**
8.1 km | 7 min

NEIGHBOURHOOD DEMOGRAPHICS 2023 | 10 km



280,038
Current Area Population



3%
10-Year Population Growth



Vehicles/Day

115,100 Anthony Henday

50,400 Stony Plain Road

25,400 87 Avenue



\$125,750
Average household income



39.1
Median Age



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