

FOR SALE

PINE CREEK MANOR

174 UNITS | 1665/1671 Jamha Rd NW, Edmonton, AB

AVISON
YOUNG

PROPERTY OVERVIEW

The Property sits on a 4.6-acre site in the southeast Edmonton neighbourhood of Jackson Heights. The complex consists of two 4-storey apartment buildings flanking a large surface parking lot. Completed in 2018, the Property holds a total of 174 residential units between the two buildings, with 99.5% of the suites being 2-bedroom layouts. All units have balconies and are fully equipped with in-suite laundry, A/C, and modern appliances.

Each building has two elevators and secure keyless entry, with an intercom system and 24 hr video surveillance. The surface parking lot offers 289 energized stalls for a total parking ratio of 1.66. The lot exits onto Jamha Road with immediate access to Whitemud Drive.

 NEIGHBOURHOOD Jackson Heights (Mill Woods)	 YEAR BUILT 2018	 PARKING 289 Outdoor Stalls (1.66 ratio)	 1 One Bedroom / One Bathroom
 LOT SIZE 4.6 Acres	 ZONING Site Specific Development Control Provision (DC2 (891))(1)	 STRUCTURE Wood-Frame	 32 Two Bedroom / One Bathroom
			 141 Two Bedroom / Two Bathroom
174 TOTAL SUITES			



INVESTMENT HIGHLIGHTS



CONNECTED LOCATION

The Property's position within Mill Woods is conveniently close to the major roadways in Southeast Edmonton, ensuring convenient connectivity throughout the city. This location also features nearby amenities for shopping, health care, education, and transit routes by bus or LRT. With immediate access to popular walking trails, parks, and natural amenities for outdoor recreation.



FAMILY ORIENTED SUITE MIX

The Property contains nearly all two-bedroom suites, with several layout options, many being over 900 SF. These spacious units cater to the strong demand from family-oriented tenants drawn to Mill Woods for its community feel, access to parks, and nearby amenities. This demographic stability supports long-term tenant retention and income reliability.



SECURE PROPERTY & PARKING

Both buildings have 24hr video surveillance and secure keyless entry with an intercom system. Safety lighting is situated around the site and the surface parking lot, which holds 289 stalls for residents and provides a healthy parking ratio of 1.66 stalls per unit.



INVESTMENT HIGHLIGHTS



MODERN & EQUIPPED UNITS

Units feature in-suite laundry, air conditioning, LED lighting and balconies (patio for ground floor units). Finishes include quartz countertops, stainless steel appliances, range hood, soft close cabinets and kitchen islands.



LOCATION OVERVIEW



Mill Woods Town Centre

Grey Nuns Hospital

Mill Woods Rec Centre

Millbourne Market Mall

Mill Woods Golf Course

Mill Creek Ravine

Jackie Parker Recreation Area

50th Street

Tim Hortons

Life Church

Whitemud Drive

LOCATION OVERVIEW

The Mill Woods Recreation Centre, Grey Nuns Hospital and Mill Woods Town Centre are all a 5-minute drive south of the Property. This centre also features the main transit depot for bus routes in the southeast and is the start of the Valley Line West LRT to downtown and west Edmonton. The popular Mill Creek Ravine runs through this neighbourhood with walking trails, dog parks and playgrounds that can be accessed within just 400 meters of the Property. This ravine is home to Jackie Parker Recreation Area and the Mill Woods Golf Course.

The Property also provides immediate access to the major commuting routes of 50th Street and Whitemud Drive, this freeway can be used to access Anthony Henday Drive in 4 minutes, and Gateway Boulevard in 5 minutes.



SCHOOLS

- | | |
|-------------------------------|---------------------------------------|
| 01 Jackson Heights School | 06 Father Michael Troy Jr High School |
| 02 Julia Kiniski School | 07 Greenvew School |
| 03 St. Kateri Catholic School | 08 Blessed John Paul I School |
| 04 Velma E. Baker School | 09 Holy Trinity Catholic High School |
| 05 Thelma Chalifoux School | 10 J. Percy Page High School |



AMENITIES

- | | |
|---------------------------|---------------------------------|
| 01 Jackie Parker Park | 06 Mill Woods Recreation Centre |
| 02 Mill Creek Ravine | 07 Mill Woods Town Centre |
| 03 Mill Woods Golf Course | 08 South Edmonton Common |
| 04 Millbourne Market Mall | 09 GoodLife Fitness |
| 05 Grey Nuns Hospital | 10 Landmark Cinemas |



RETAIL

- | | |
|-----------------------------|-----------------------|
| 01 Circle K | 06 Shoppers Drug Mart |
| 02 Real Canadian Superstore | 07 Freshco |
| 03 Winners | 08 Costco |
| 04 Home Depot | 09 Sobeys |
| 05 Walmart Supercentre | 10 Save-on-Foods |



RESTAURANTS

- | | |
|-----------------------------------|----------------------------|
| 01 PaBurrito | 06 Montana's BBQ & Bar |
| 02 Tim Hortons | 07 Chick-fil-A |
| 03 Pizza 73 | 08 Chipotle Mexican Grill |
| 04 Tasty World Chinese Restaurant | 09 Dillon's Sweet & Bakery |
| 05 The Golden Spoon | 10 Denny's Restaurant |



Market Highlights

Southeast Submarket - Edmonton, AB

2.9%

AVERAGE VACANCY
(CMHC, October 2024)

29.6%

RENTED DWELLINGS
(Sitewise Demographics)

\$1,776

AVERAGE RENT 2-BEDROOM
Stabilized Wood Frame (Rental Survey, 2025)

Pine Creek Manor Avg: \$1,707

\$2.31

AVERAGE RENT PSF
Rental Market Survey (2025)

Pine Creek Manor Avg: \$1.89 PSF

194,763

ESTIMATED POPULATION 2024
(Sitewise Demographics)

14.9%

INCREASE IN POPULATION
From 2024 to 2029 (Sitewise Demographics)



Edmonton Statistics



1.22 million

Population
(Government of Alberta)



3.0%

Overall Vacancy
(CMHC, 2025)



13.9%

Population Change (2024-2029)
(Sitewise Demographics)



3.0%

Projected Rent Increase
(CMHC 2025)

Market Overview

Edmonton's multifamily market remains one of Canada's most compelling investment destinations. The city's affordability, economic diversification, and strong rental fundamentals create opportunities for investors seeking strong yield and long-term capital appreciation. Recent years have seen record breaking population growth, with net migration of over 100,000 (5.76%) recorded since the beginning of 2024, largely driven by Edmonton's lower cost of living.

In the last 12 months the Edmonton market has seen an average of per unit prices for all multifamily sales rise by over \$10,000, while multifamily asset transaction volume in 2025 alone has reached nearly \$1 Billion. This is in part due to steady rental rate increases in Edmonton, lack of rent control, strong population growth, and a shortage of purpose-built rentals are expected to continue driving rent increases in 2025. With rents projected to rise by 3%, Edmonton ranks among Canada's top markets for rental growth this year.

The Southeast submarket of Edmonton is increasing in population more rapidly than any other area of the city. The newly constructed amenities, outdoor spaces and access to transportation routes are the driving factors for this population surge that is forecasted to continue. Immigration and the family demographic make up the majority of this growth, and it has resulted in this submarket having the lowest vacancy rate in Edmonton at 2.9%.

CONTACT US

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