

FOR SALE

41 AVENUE SW DEVELOPMENT LAND

16815 - 41 Avenue SW, Edmonton, AB



36.83 ACRES ± IN SW EDMONTON

Royal Park Realty is pleased to offer 36.83 acres ± of future development land for sale in southwest Edmonton. Situated directly adjacent to the newly approved Kendal Neighbourhood Structure Plan (NSP), this parcel presents a prime investment opportunity within the popular growth node of the City of Edmonton, capitalizing on Edmonton's growing population with existing income in place.

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CO-LISTING

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ROYAL PARK
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Additional Details

- Located within Edmonton's designated future growth area, slated for residential development
- Ideal for country residential, owner-user or long-term investment
- Significant upside with proximity to established and emerging neighborhoods
- South Edmonton remains one of the most sought-after regions for residential expansion - Features a high-quality residential home onsite, offering immediate use or rental potential
- Annexation plan future zoning: residential

Property Details & Financials

MUNICIPAL ADDRESS	16815 - 41 Ave SW, Edmonton, AB
LEGAL DESCRIPTION	4; 25; 51; 10; NW
TYPE OF PROPERTY	Residential Development Land
ZONING	AES (Agriculture Edmonton South)
YEAR BUILT	1982
SITE SIZE	36.83 Acres ±
NEIGHBOURHOOD	Edmonton South Central
SALE PRICE	\$7,999,999.00
PROPERTY TAXES	\$20,791.04/yr (2025)
POSSESSION	Negotiable



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- Alberta is experiencing record-breaking population growth, with a 4.4% increase over the past year—making it the fastest-growing province in Canada. Projections estimate a population of 7.3 million by 2051, with Edmonton and Calgary seeing the bulk of that growth. According to CMHC's latest outlook, the region's affordability and strong job market continue to attract both homebuyers and job seekers, driving demand for residential development.
- This makes land in Southwest Edmonton a compelling investment. Its proximity to major arterial roads and ongoing development activity enhances accessibility and positions it as a high-growth area. As demand for residential housing increases, this property stands out for its strong appreciation potential and strategic location.



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Photos | 16815 - 41 Ave SW, Edmonton, AB



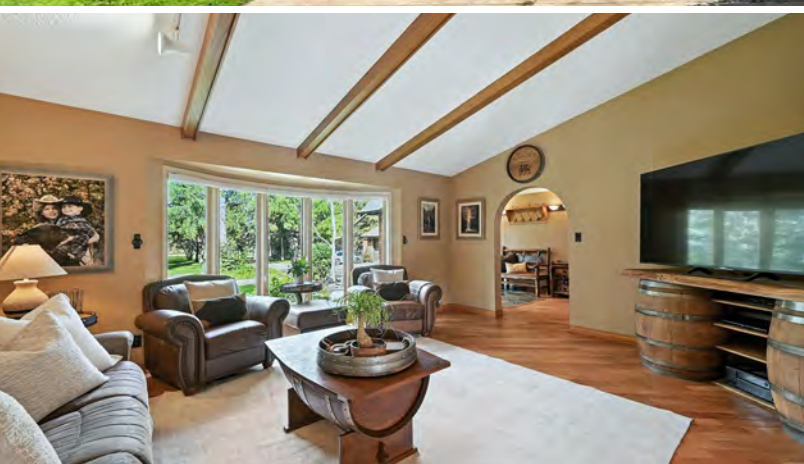
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City of Edmonton Developing Map



Edmonton Demographics:

- Total Population: 1,587,837
- Projected Population Increase: 8.6%
- Median Age: 37
- Avg Household Income: \$134,400/yr
- Avg Alberta Household Income: \$138,800/yr

Drive Times:

- Windermere Crossing: 10 Minutes
- Terwillegar Recreation Centre: 15 Minutes
- Edmonton International Airport: 16 Minutes
- South Edmonton Common: 18 Minutes
- West Edmonton Mall: 21 Minutes



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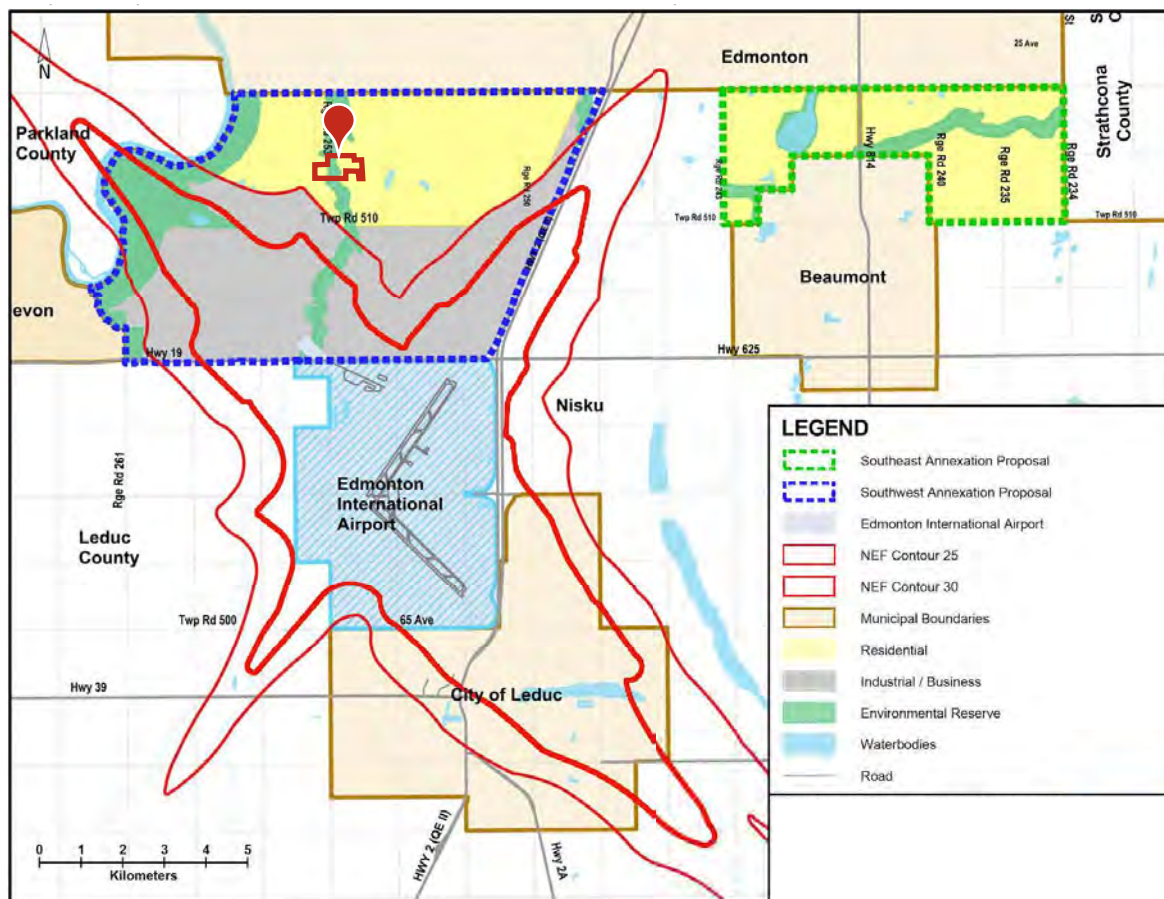
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This parcel is located within the City of Edmonton's annexation area, officially incorporated from Leduc County in 2019. The annexation was part of a long-term city planning initiative to secure land for future residential and industrial/business development.

Now under Edmonton's jurisdiction, the property benefits from:

- Future servicing and infrastructure planning by the City
- Inclusion in Edmonton's long-term growth strategy
- Increased development potential and market visibility

Strategic Location Within Edmonton's Annexed Lands



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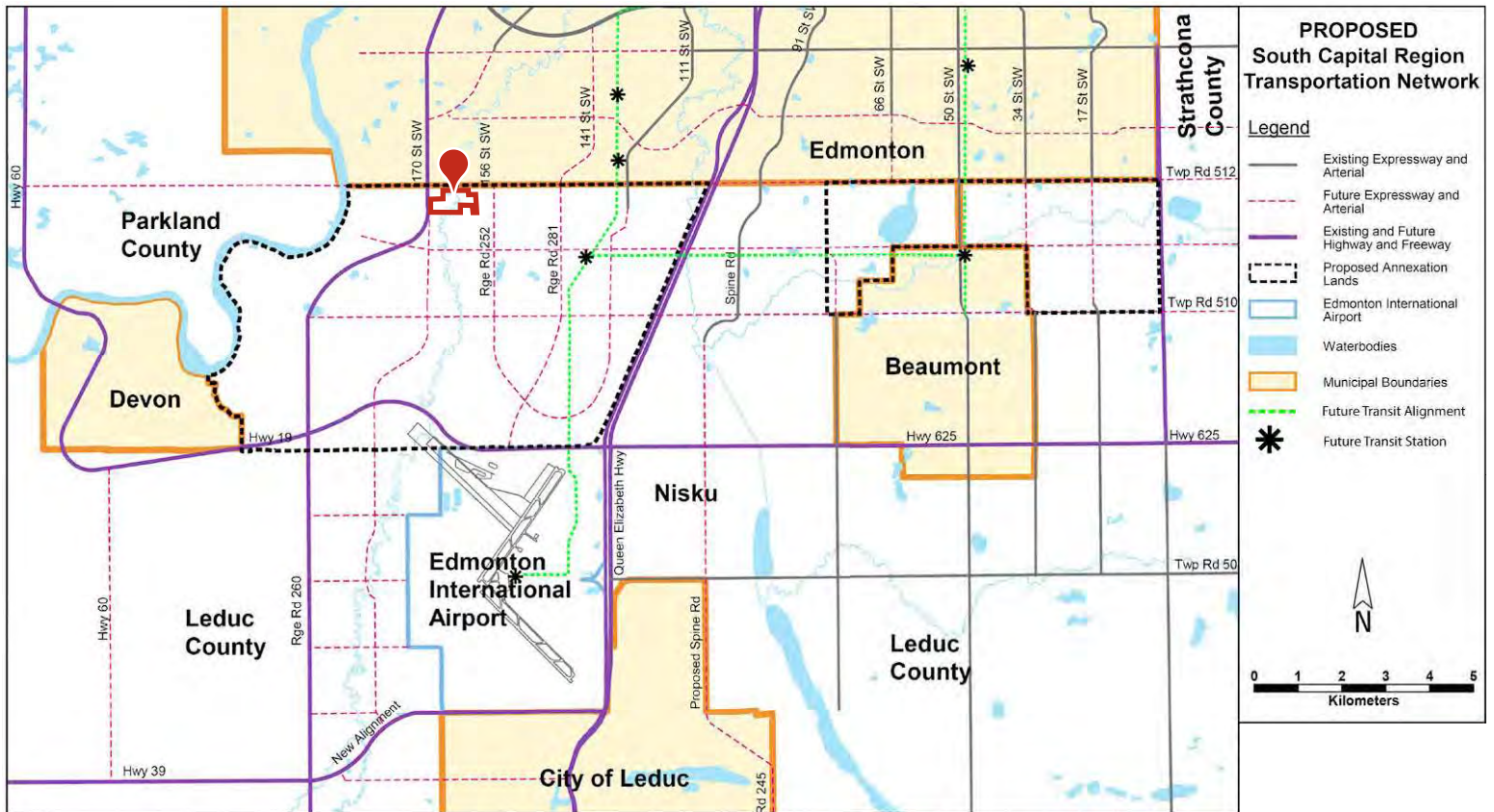
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Proposed Transportation Network



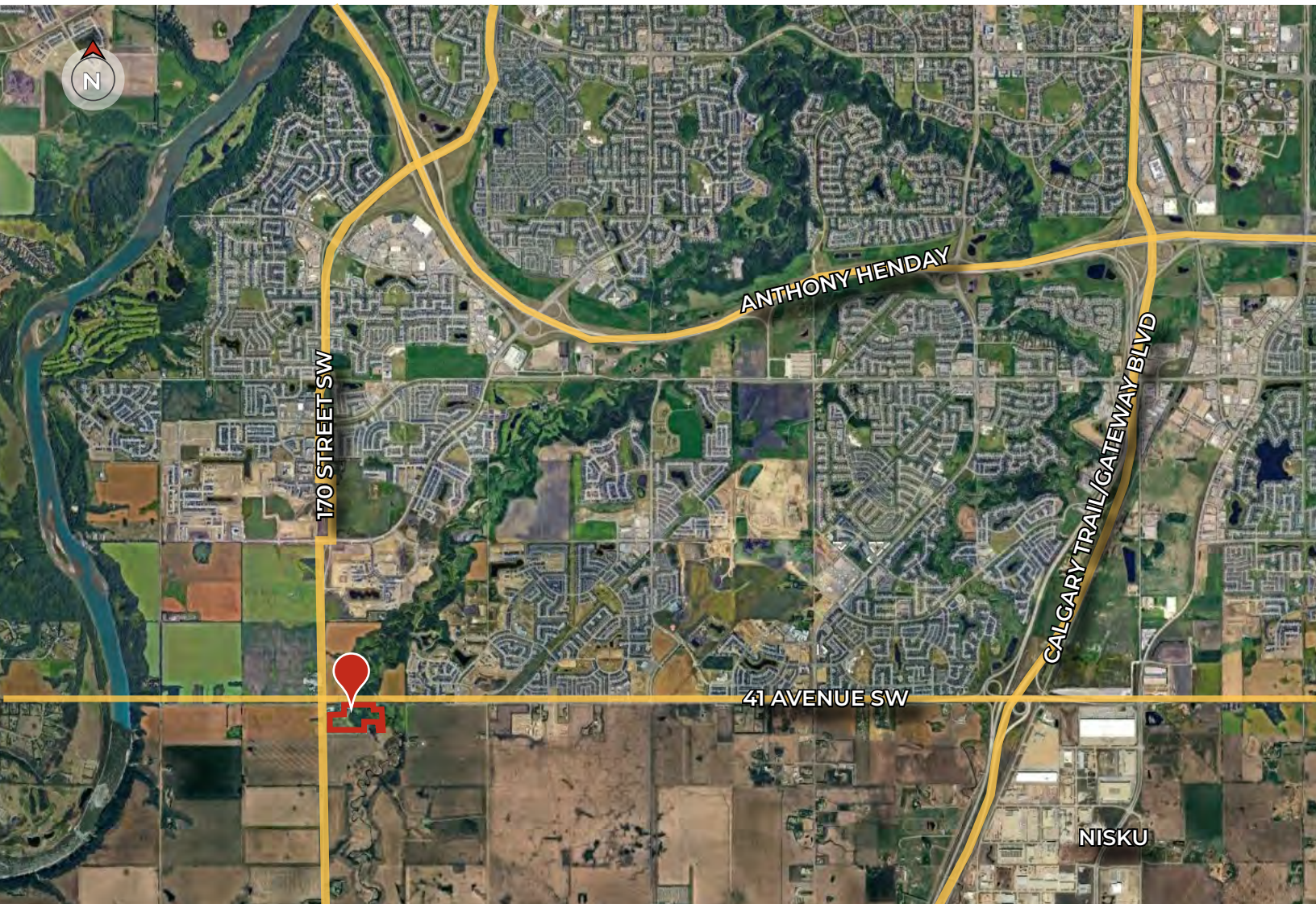
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Contact Our Team:



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