

LAND FOR SALE



41 Avenue SW Development Land

15115 - 41 Avenue SW, Edmonton, AB

41 Avenue SW



Platinum member

AVISON
YOUNG

Site Overview

Property Specifications

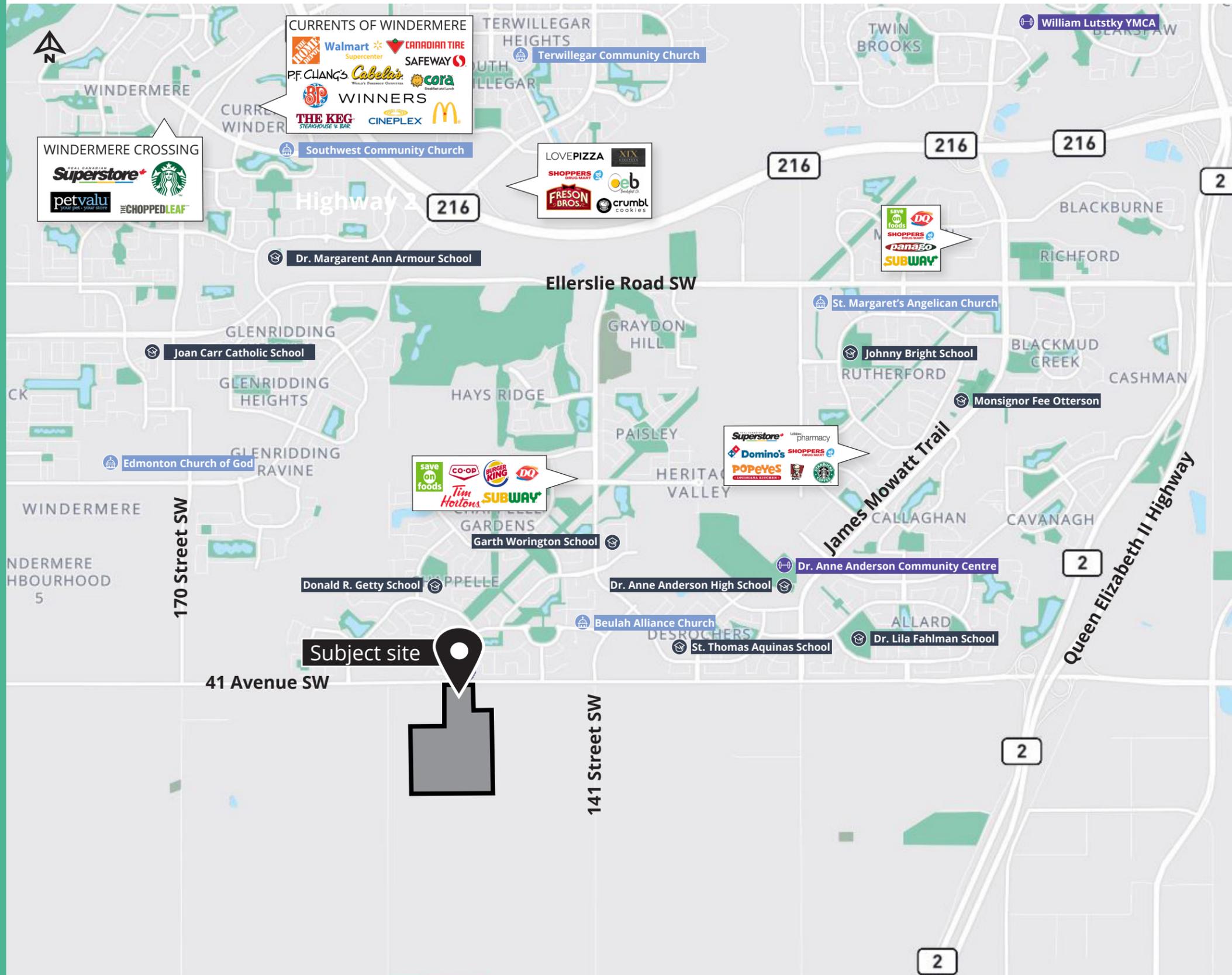
Municipal address	15115 - 41 Avenue SW Edmonton, AB
Legal address	4;25;51;11;NW
Site area	+/- 73.98 acres
Neighbourhood	Edmonton South Central
Zoning	AES - Agricultural Edmonton South
Annexation Plan Future Zoning	Residential
2024 tax levy	\$21,350

Asking price

\$11,466,900

\$155,000 per acre





Location overview

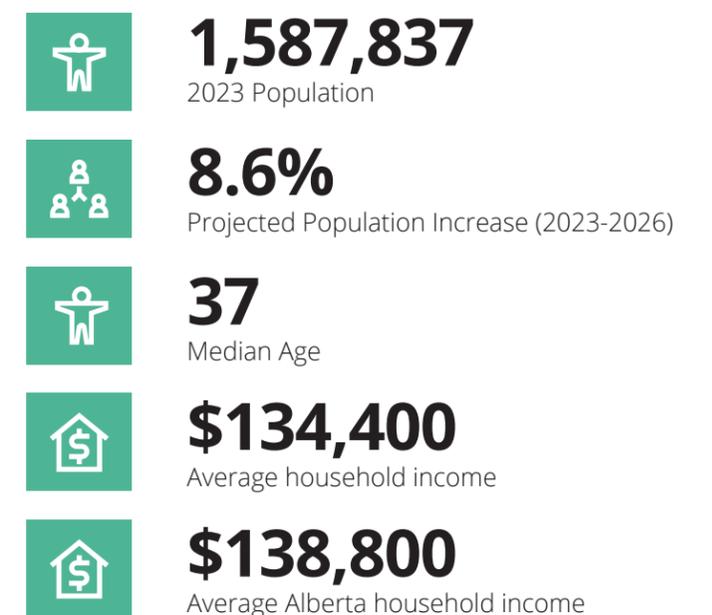
Edmonton, Alberta

Edmonton has drawn businesses and talent due to its increasingly favorable cost of living and quality of life compared to other major cities over the past few years. With strong incomes and affordable housing, Edmonton boasts the highest disposable income among major Canadian cities. As Canada's fifth-largest city, it serves as a gateway to the north and is a preferred location for local businesses supporting nearby oil and gas markets. Notably, the Edmonton region has become the world's second-largest producer of low-cost hydrogen, anticipating \$30 billion in capital investment by 2030.

Strategically located just south of the Chappelle Neighbourhood, east of the intersection of 156 Street SW and 41 Avenue SW, this parcel of land enjoys the advantages of its burgeoning surroundings. Future residents benefit from quick access nearby schools, parks, and major roadways including Gateway Boulevard and the Anthony Henday.

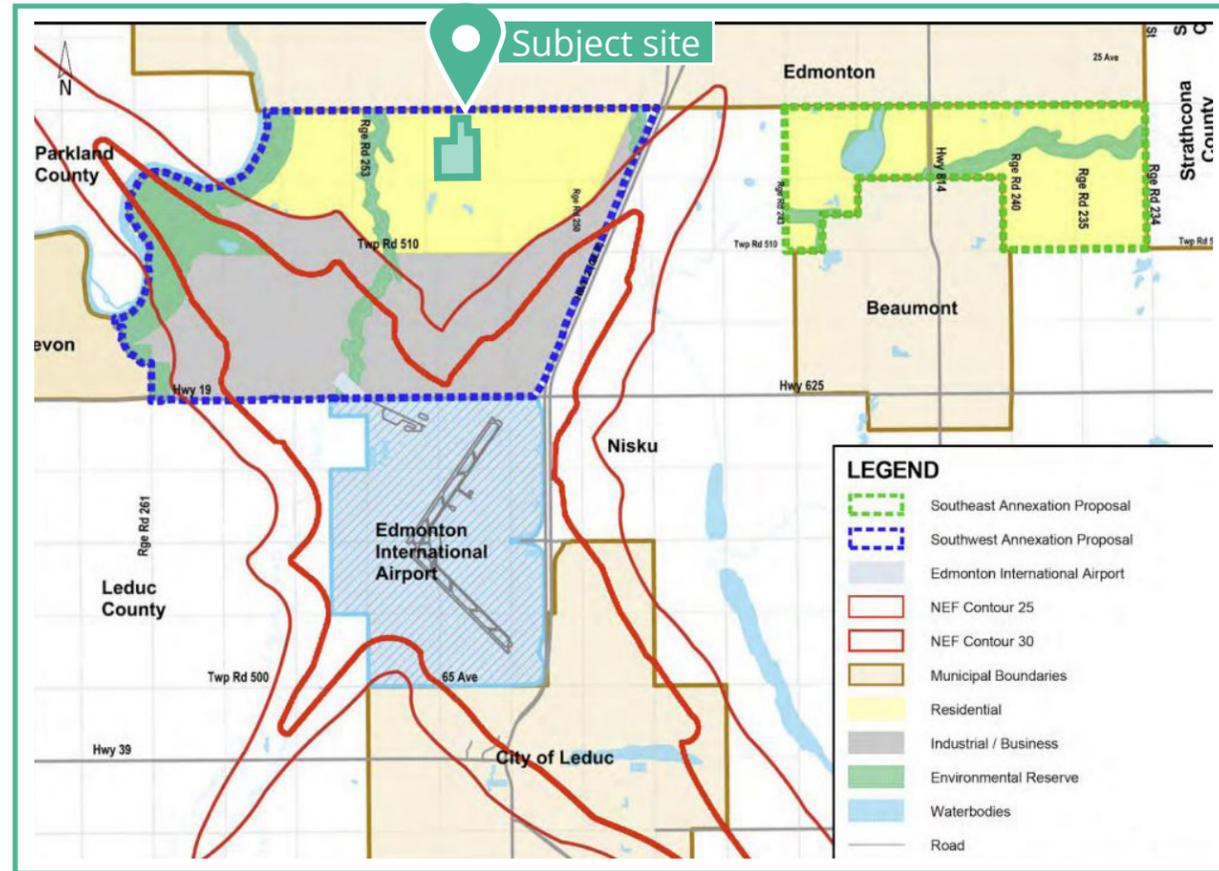
Trade demographics

Edmonton, Alberta



Annexation Proposed Plan

Proposed Annexation Area Future Land Use Concept



The Southwest Annexation in Edmonton presents a strategic opportunity for sustainable urban development, specifically residential development for this particular site. Covering a contiguous area of 6,233 hectares, this expansion extends south from the City's boundary at 41st Ave SW to the south side of Highway 19, and west from the QE II Highway to the eastern boundary of the Town of Devon and the North Saskatchewan River.

Residential Development Plan: The annexation plan was designed to support residential development for a period ranging from 33 to 48 years. The area will transition to include various types of housing, providing a comprehensive residential solution.

Proposed South Capital Region Transportation network



City of Edmonton's proposed roadways, active transportation links, and enhanced transit services are tailored to accommodate traffic forecasts and local travel patterns, ensuring convenient access to public transportation throughout the southwest region, with plans for future transit expansion.

[VIEW 2018 ANNEXATION PROPOSED PLAN](#)

Existing Leases

The sale of the property is contingent on the implementation of a residential lease with a maximum duration to be determined. A trailer storage land lease also exists. Details are available in the data room.

[SIGN CONFIDENTIALITY AGREEMENT TO ACCESS THE DATA ROOM](#)

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Get in touch

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