

# FOR SALE

152.93 Acres (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Located East Side Highway 825 on the south side of Township Road 554, Sturgeon County

## VISTA POINT

### Property Highlights

- Vendor financing is available
- All services within ½ mile of the site
- Vendor willing to sell smaller portions of land (Purchaser will be responsible for subdivision and servicing costs)



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

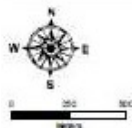
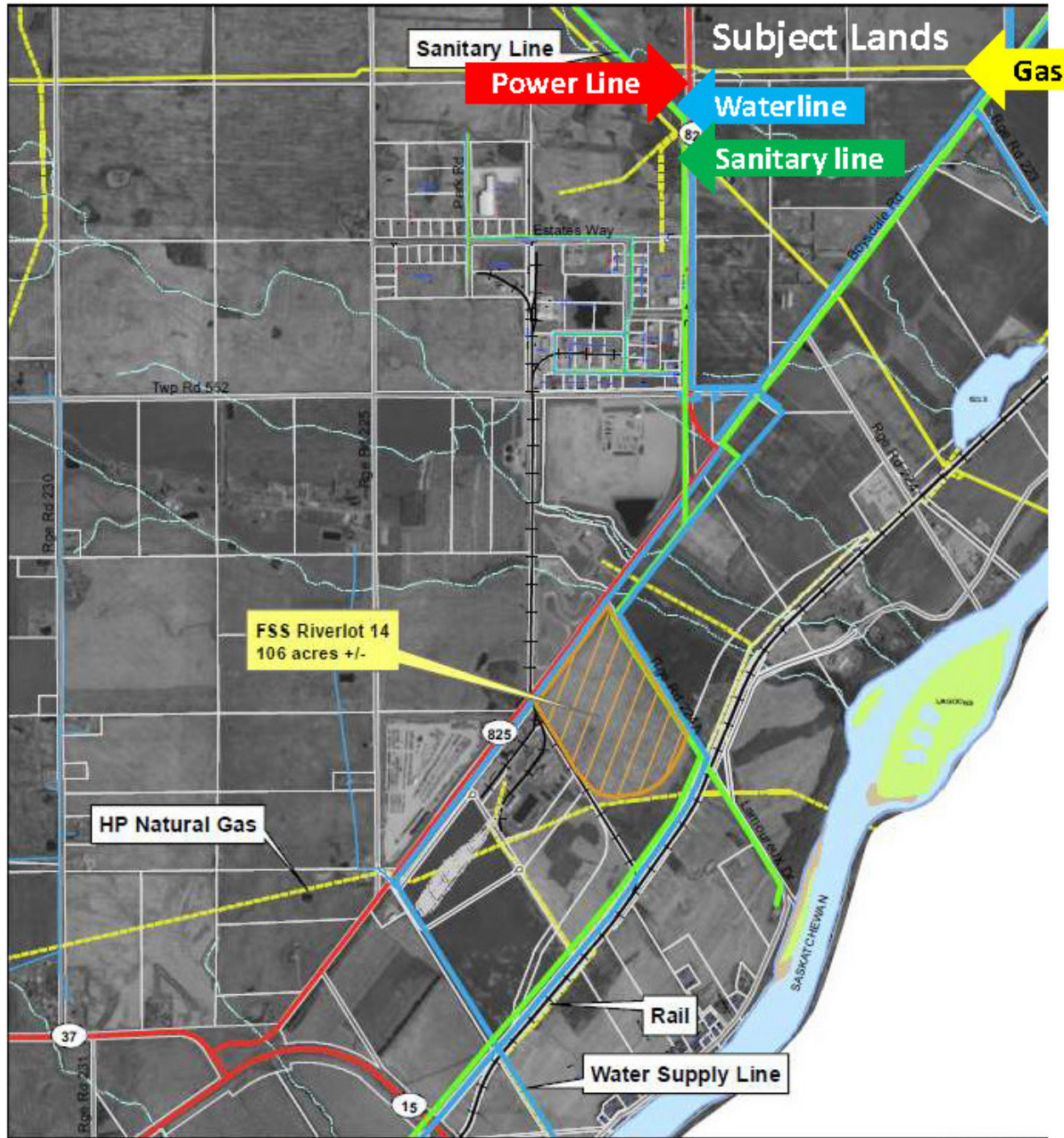
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Vista Point Land



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## Vista Point Land



### Legend

- Proposed Sites
- County Road
- Provincial Highway
- High Pressure Natural Gas
- Water Main
- Rail
- < 12" Pipeline
- Sanitary Main
- > 12" Pipeline

Base map compiled from the Province of Alberta, Edmonton, Alberta, Canada, 2013.

Information on this map is provided solely for the user's information and while thought to be accurate, is provided "as is" and without warranty of any kind, either express or implied.



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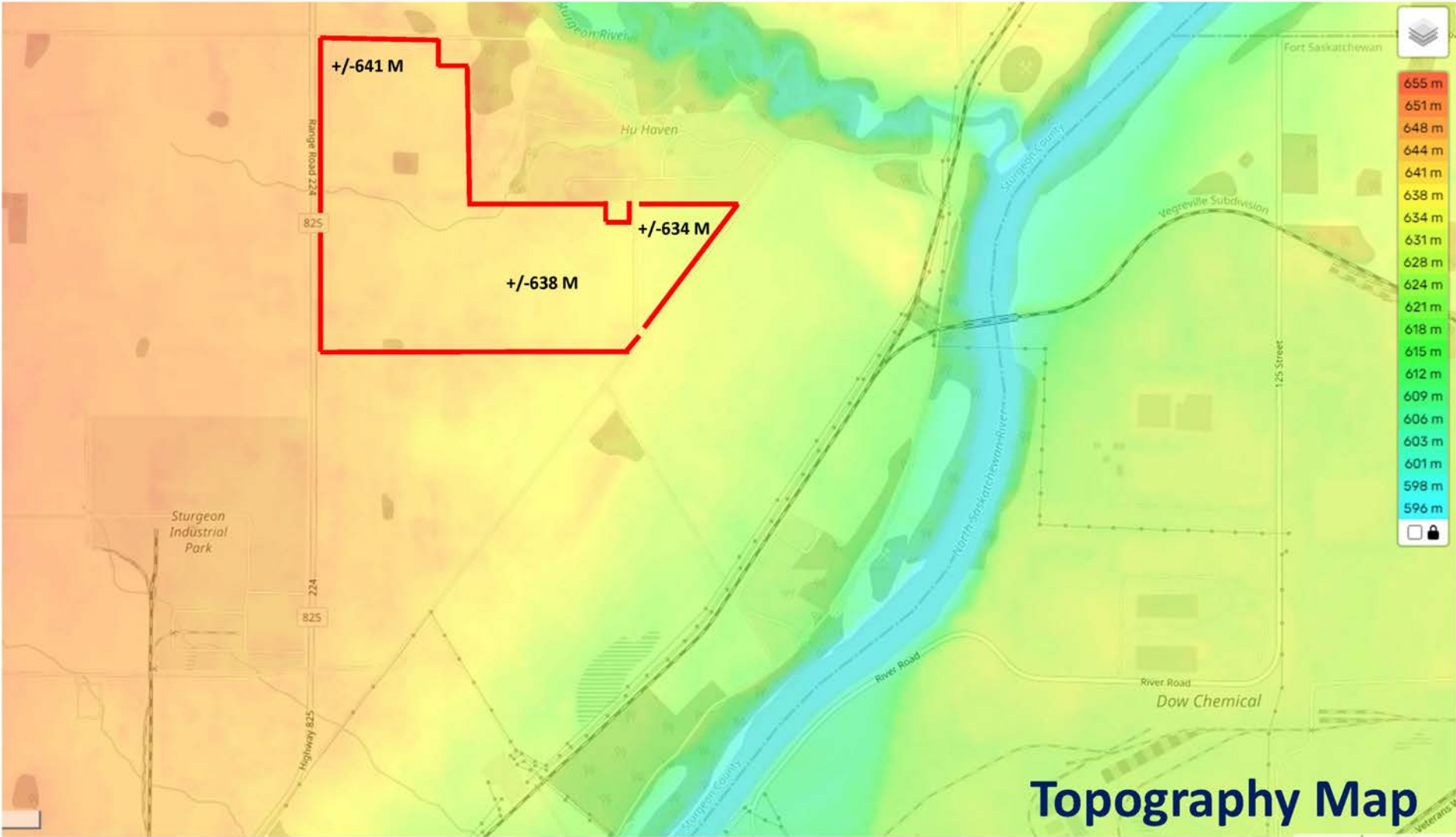
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**Topography Map**

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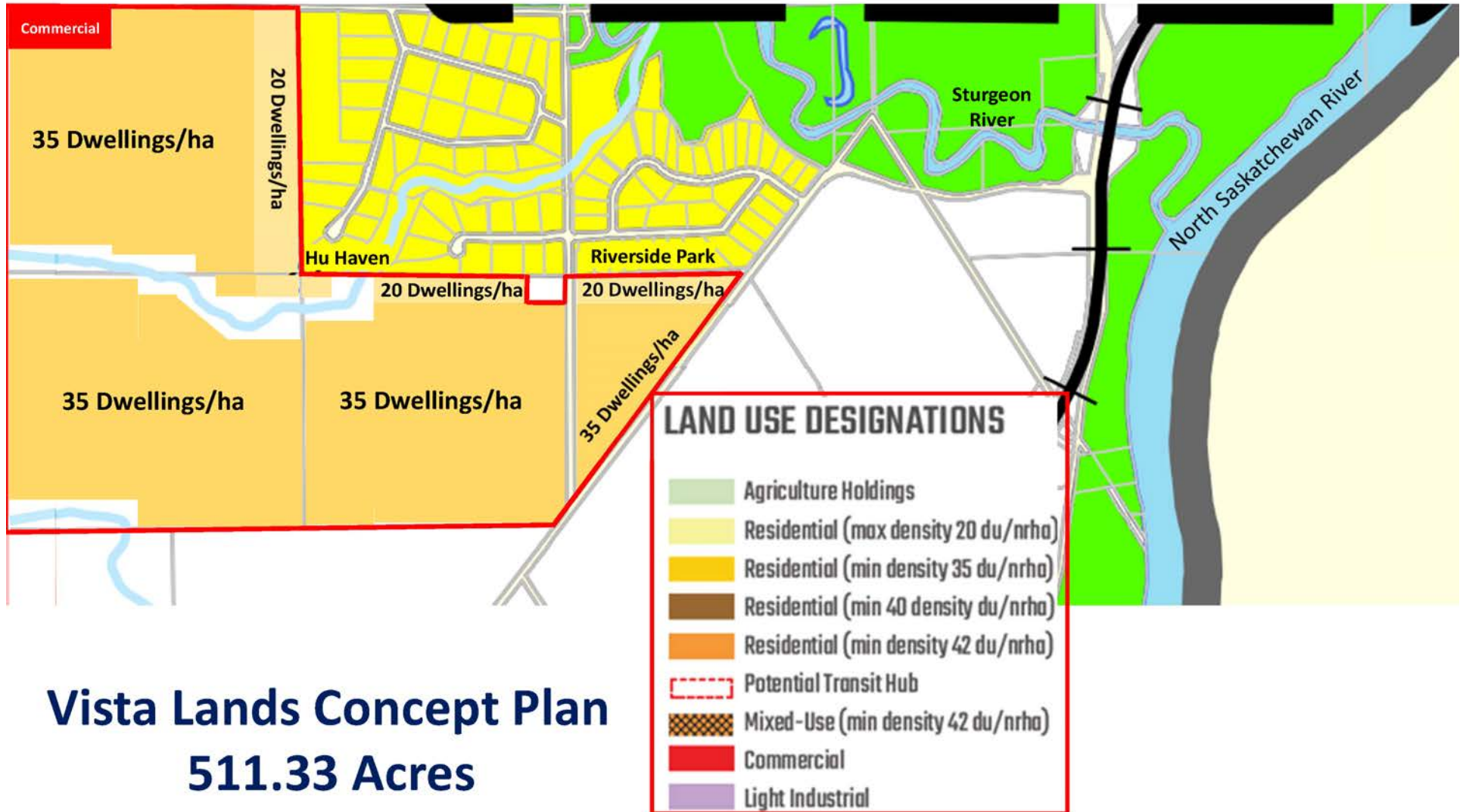


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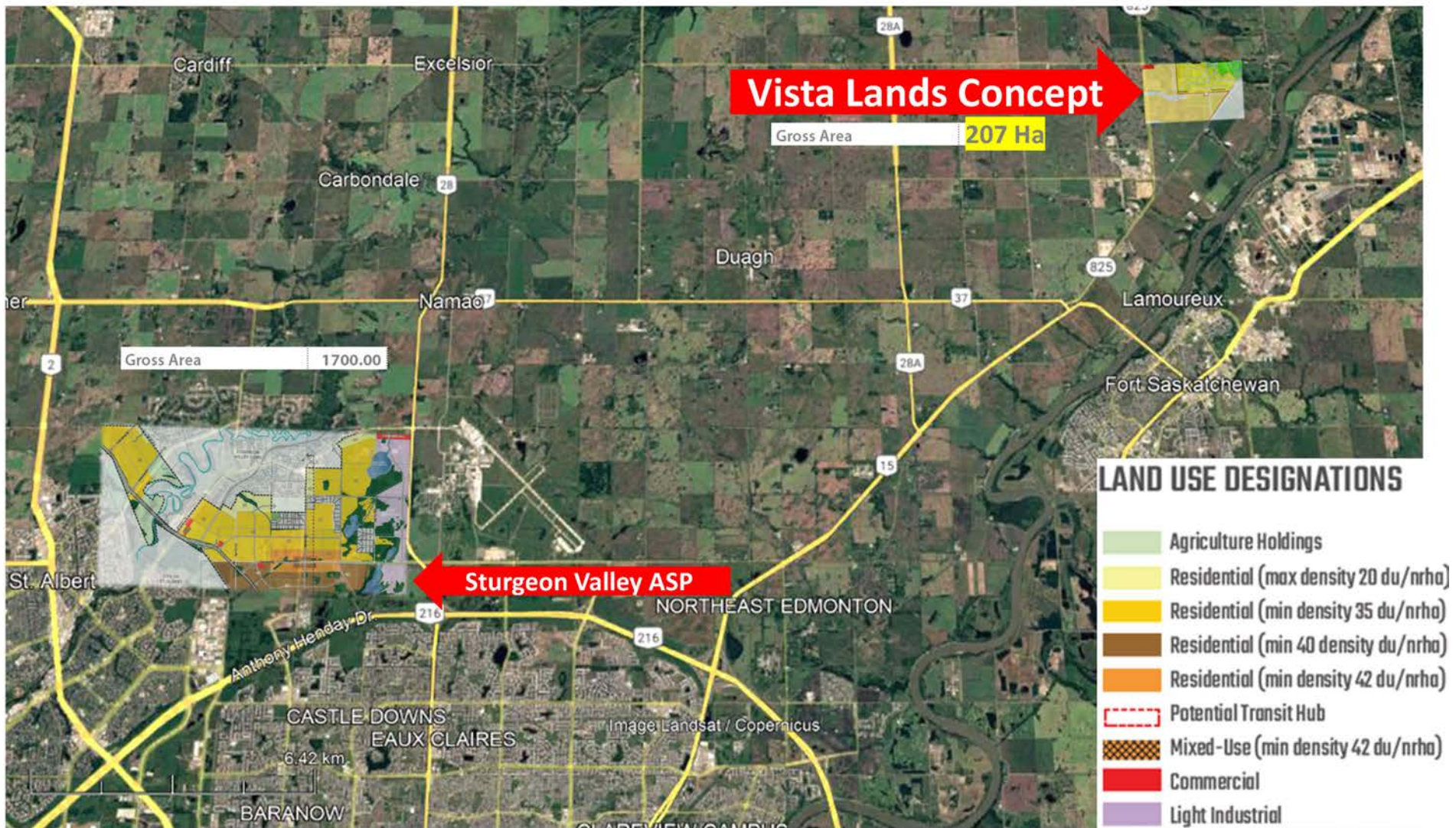
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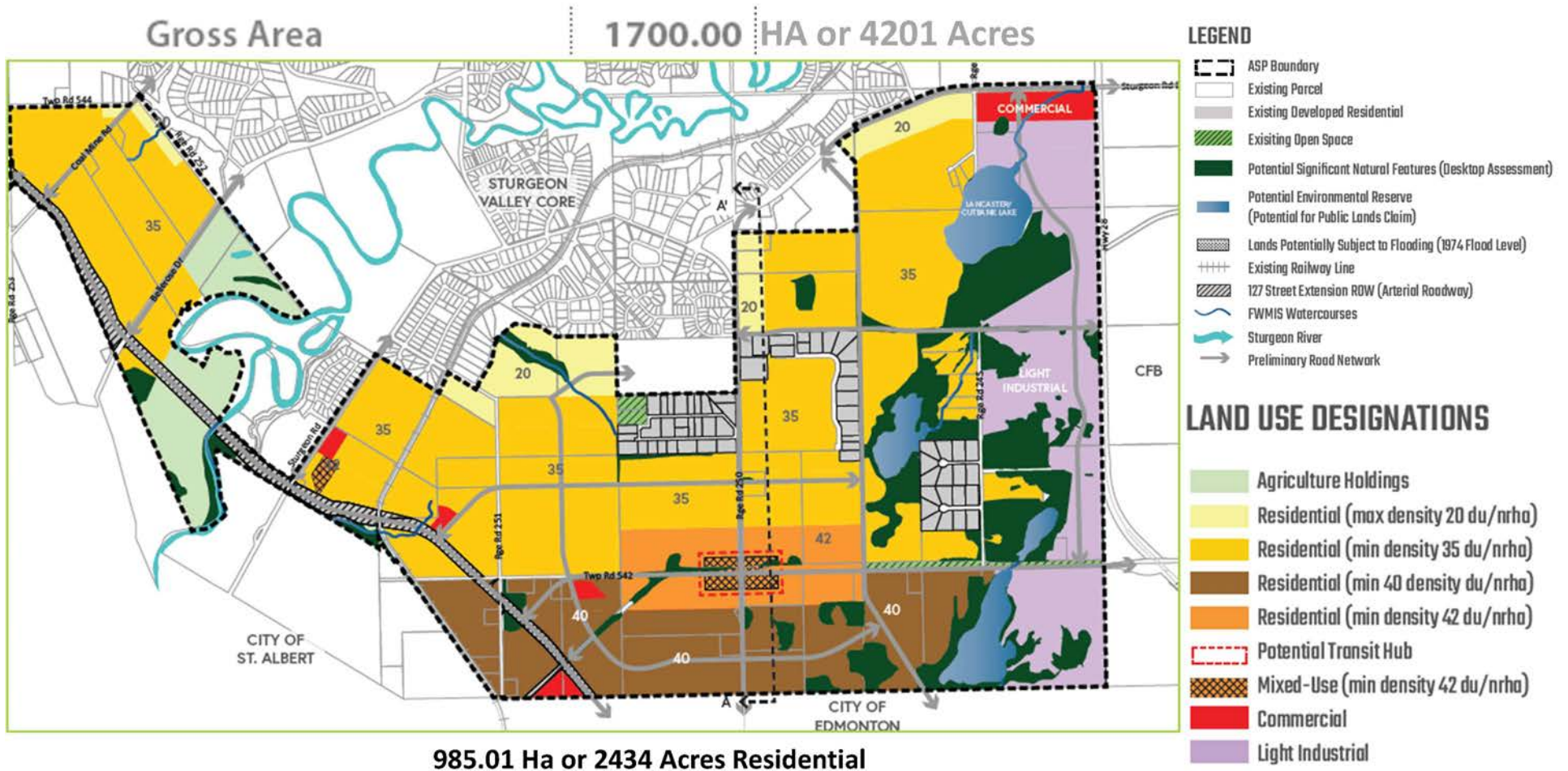
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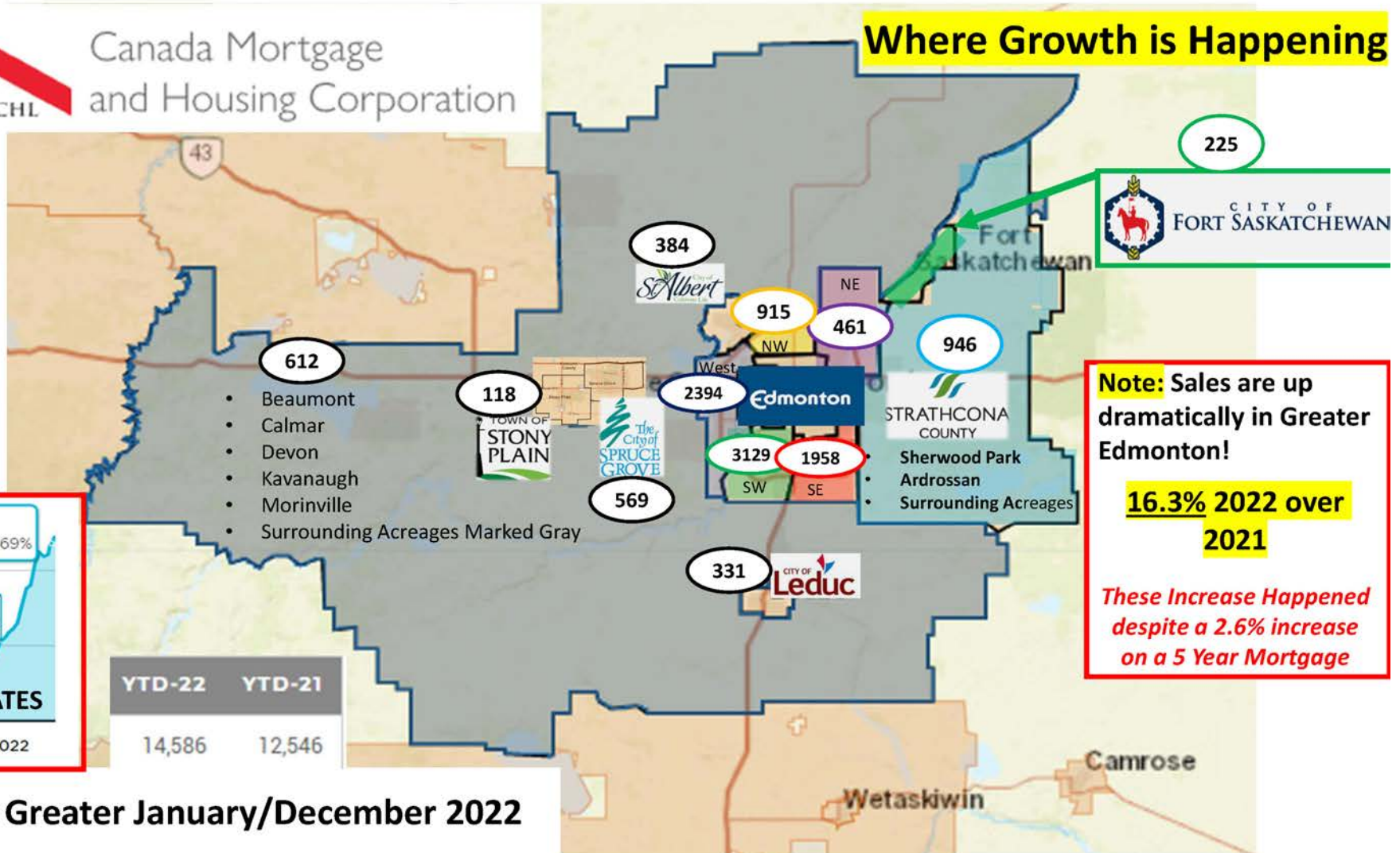
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## Vista Point Land



Canada Mortgage and Housing Corporation

### Where Growth is Happening



- Beaumont
- Calmar
- Devon
- Kavanagh
- Morinville
- Surrounding Acreages Marked Gray

**Note:** Sales are up dramatically in Greater Edmonton!

**16.3% 2022 over 2021**

*These Increase Happened despite a 2.6% increase on a 5 Year Mortgage*



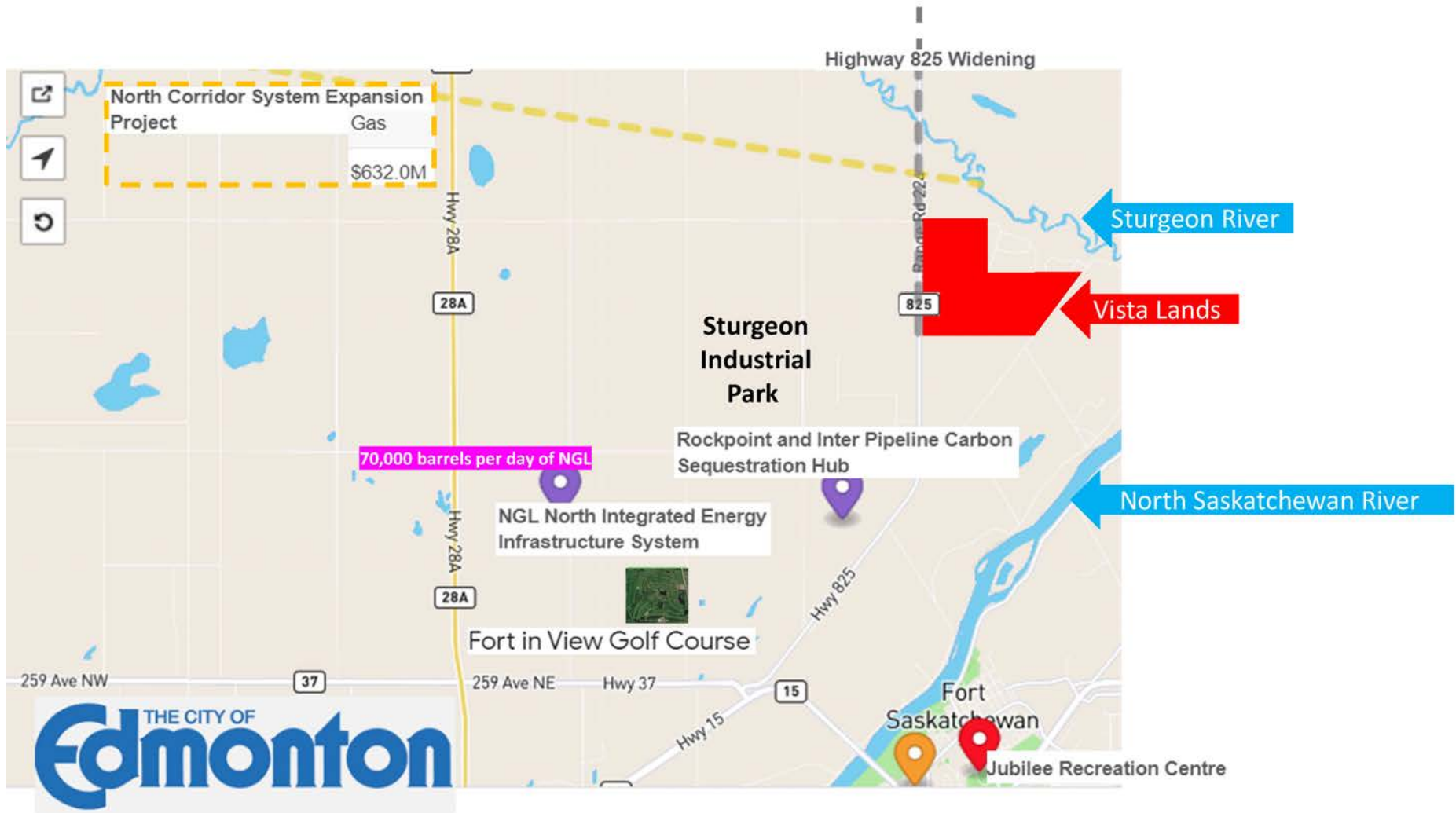
	YTD-22	YTD-21
Sales Volume	14,586	12,546

**Starts Greater January/December 2022**



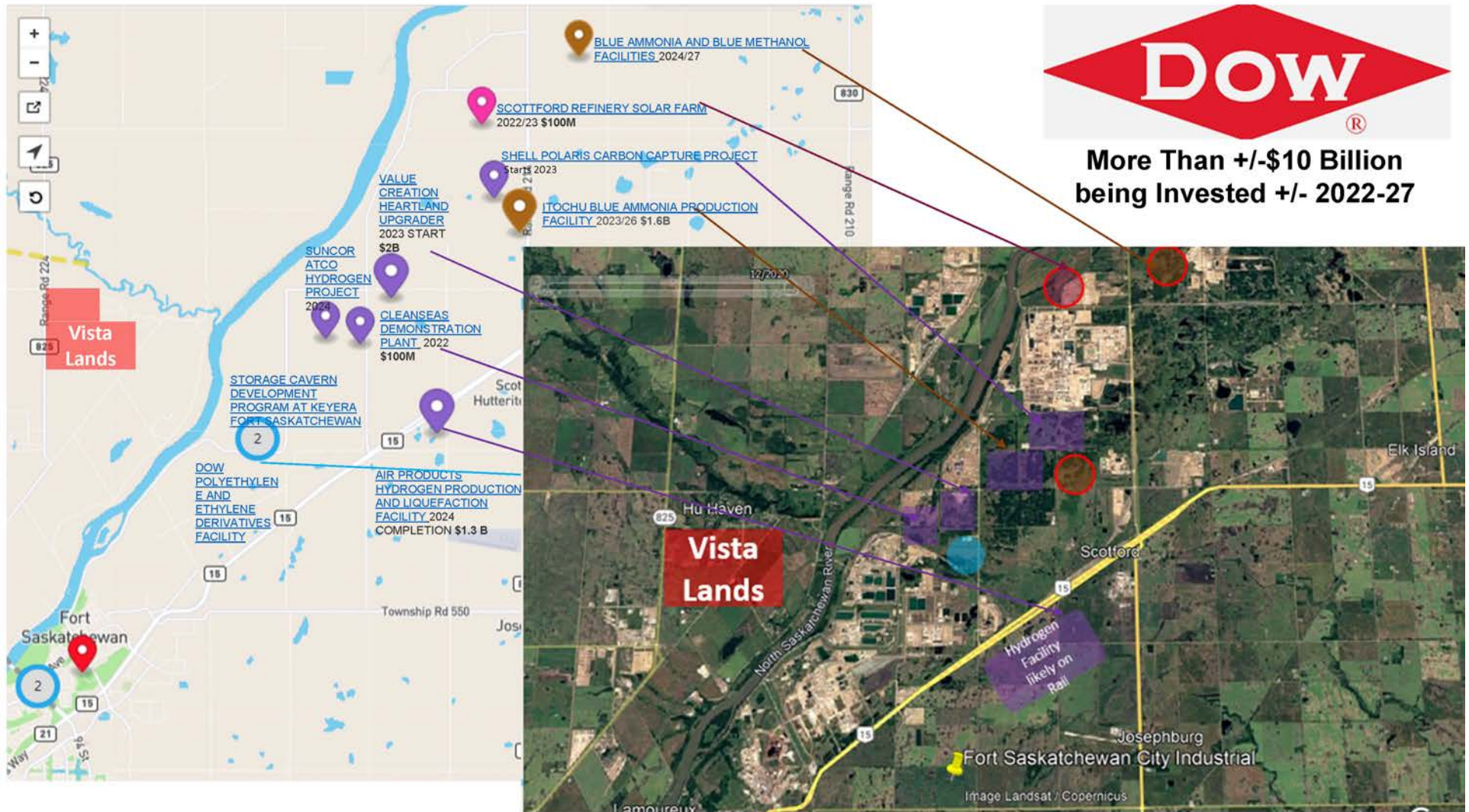
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### Property Information

**Municipal Address:** Sturgeon County, AB

**Legal Address:** NW Quarter Meridian 4 Range 21 Section Township 55

**Size:** 152.93 Acres (+/-)

**Zoning:** Development Land

**Possession:** Immediate/negotiable

### Contact

**Karim Bensalah**

Associate

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karim@lizotterealestate.com

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**Purchase Price:** Market

