

41 AVENUE SW DEVELOPMENT LANDS

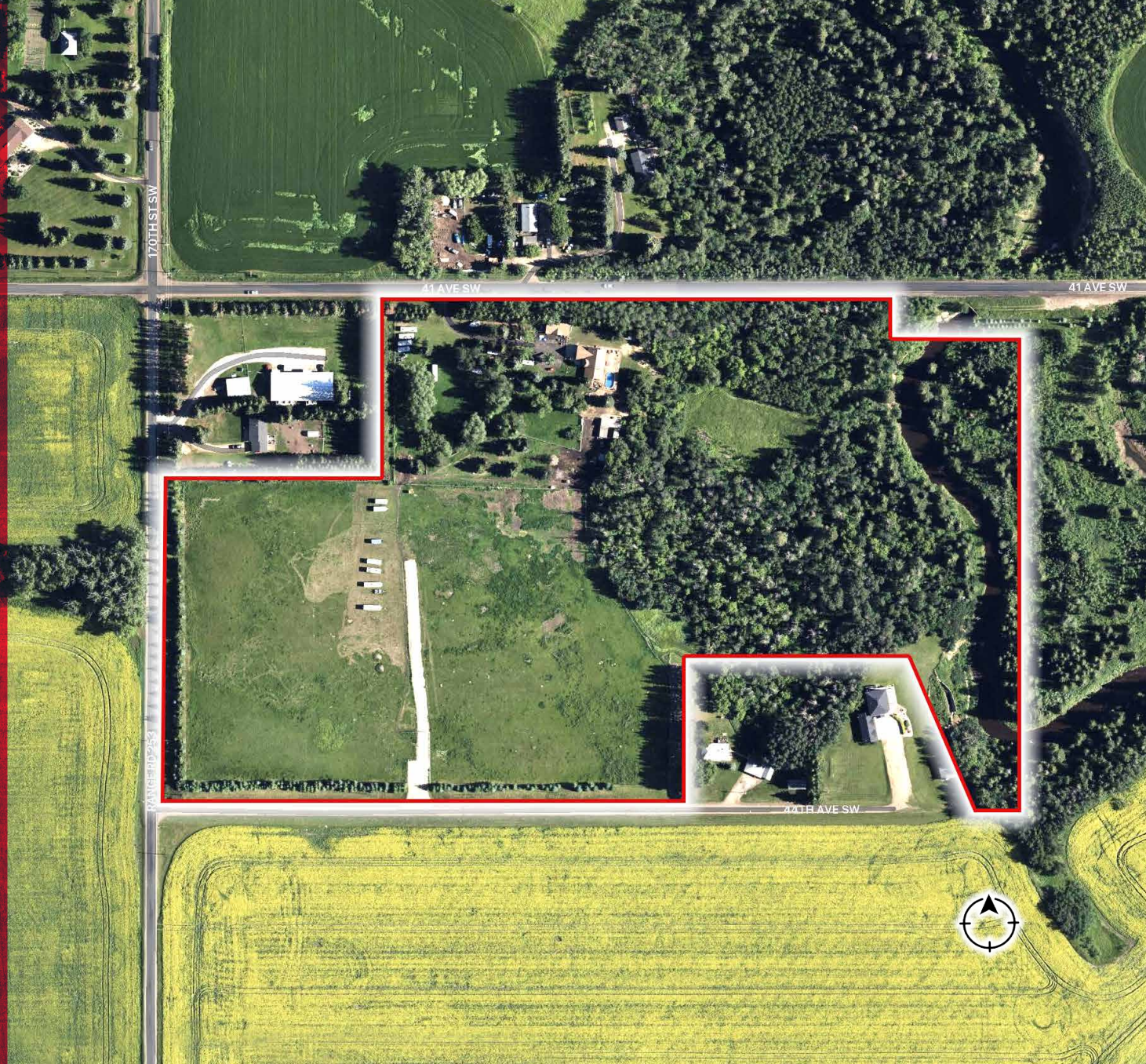
FOR SALE

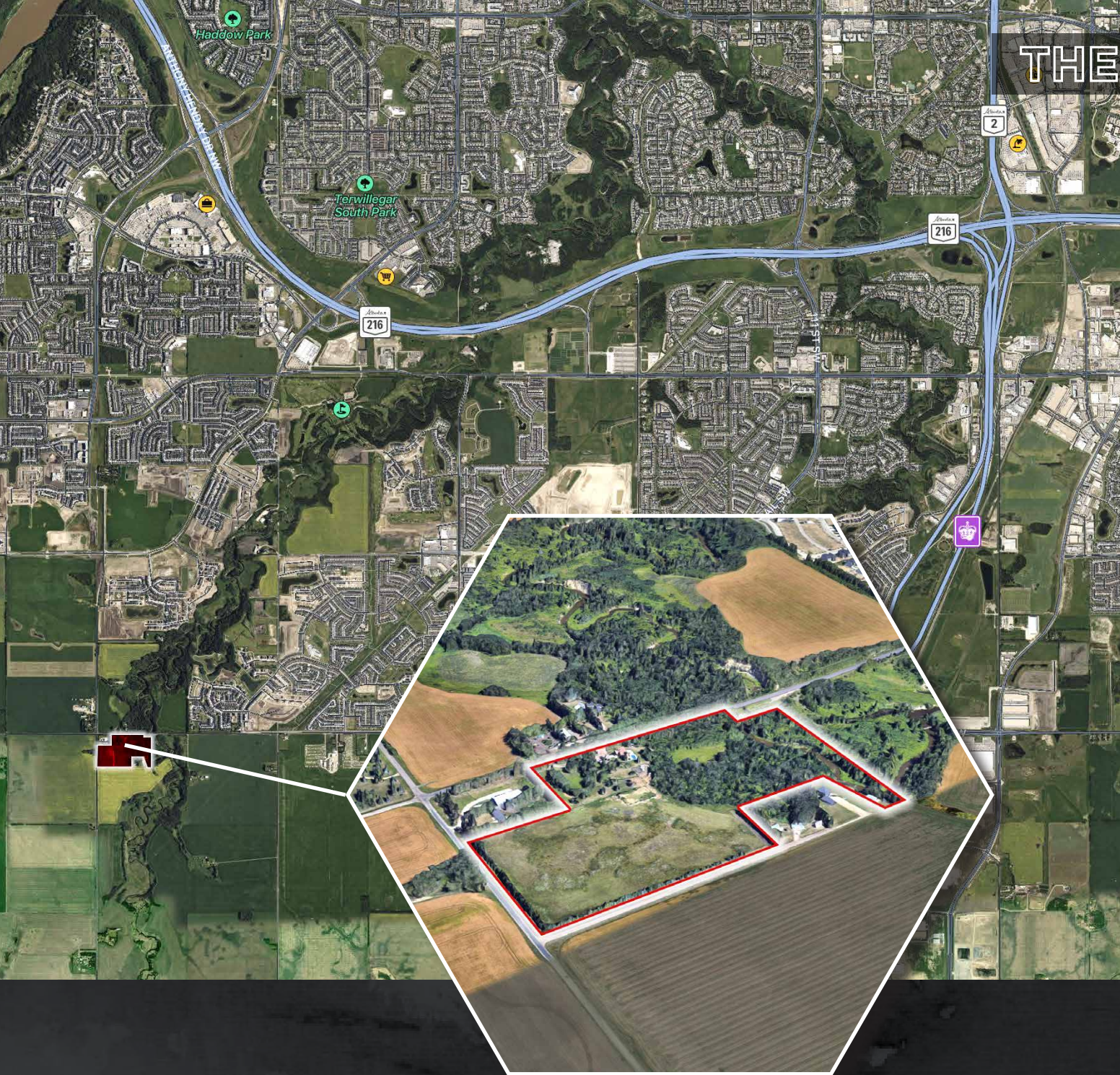
±36.83 ACRES

16815 41 AVE SW
EDMONTON, AB

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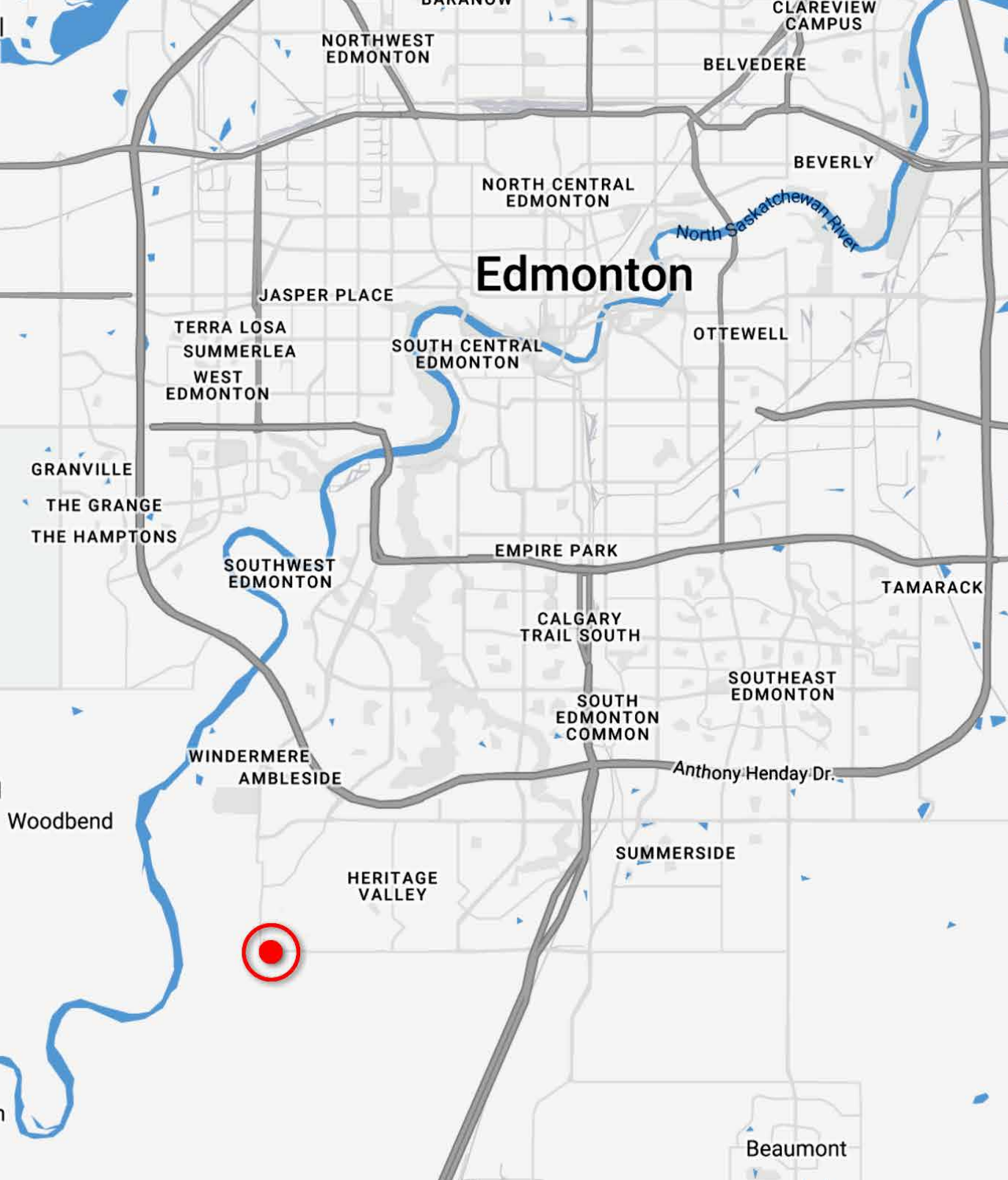
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THE OPPORTUNITY

- Adjacent to Windermere Area Structure Plan
- Located in Southwest Edmonton Development Trajectory
- Existing neighbourhood commercial developments in proximity to site (Chapelle).
- Luxury Residence on Site
- RV storage business with holding income potential
- Call listing agent for pricing



PROPERTY DETAILS

MUNICIPAL ADDRESS

16815 41 Ave SW, Edmonton, AB

ZONING

AES Agricultural Edmonton South

NEIGHBOURHOOD

Windermere Area

PROPERTY TAX ASSESSMENT

\$1,123,500

MERIDIAN 4 RANGE 25 TOWNSHIP 51 SECTION 10

A) ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES NORTH AND WEST OF THE SOUTHERLY AND EASTERLY LIMITS OF THE ROAD AS SHOWN ON ROAD PLAN 547R, CONTAINING 18.2 HECTARES (45 ACRES) MORE OR LESS EXCEPTING THEREOUT:

A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY ALONG THE NORTH BOUNDARY THEREOF 417.56 FEET; THENCE SOUTHERLY AND PARALLEL TO THE WEST BOUNDARY OF SAID QUARTER SECTION 313.06 FEET; THENCE WESTERLY AND PARALLEL TO THE SAID NORTH BOUNDARY TO A POINT ON THE SAID WEST BOUNDARY; THENCE NORTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 1.21 HA 3.00 Acres

B) PLAN 7007KS - PARCEL B 0.405 HA 1.00 Acres

C) PLAN 1343MC - ROAD PORTION

D) PLAN 3430TR - SUBDIVISION 0.676 HA 1.67 Acres

E) ALL THAT PORTION OF ROAD PLAN 547R LYING WEST OF A LINE PRODUCED NORTHERLY FROM IPPIX AND AT AN ANGLE OF 90 DEGREES TO THE SOUTH BOUNDARY OF THE SAID ROAD, BEING COURSE SOUTH 89 DEGREES AND 43 MINUTES WEST, CONTAINING 1.01 HA 2.50 Acres

EXCEPTING THEREOUT ALL MINES AND MINERALS

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