

LOCATED IN THE  
COUNTY OF  
STRATHCONA

# FOR SALE THREE LAND PARCELS

465.95 ACRES OF PRIME  
DEVELOPMENT LANDS

 **LOT C DRONE VIDEO**

 **LOTS A & B DRONE VIDEO**

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July 18, 2023



# PROPERTY DETAILS

## LEGAL DESCRIPTION

**LOT A:** MERIDIAN 4 RANGE 23  
TOWNSHIP 53 SECTION 25  
QUARTER NORTHWEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA:64.7 HECTARES (160 ACRES) MORE OR LESS  
(Hereinafter the "Property")

**LOT B:** MERIDIAN 4 RANGE 23  
TOWNSHIP 53 SECTION 25  
QUARTER NORTHWEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA:59.87 HECTARES (147.95 ACRES) MORE OR LESS  
(Hereinafter the "Property")

**LOT C:** THE NORTHEAST QUARTER OF SECTION THIRTY FIVE (35) TOWNSHIP FIFTY THREE (53) RANGE TWENTY-THREE (23) WEST OF THE FOURTH MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS, EXCEPTING THEREOUT ALL THAT PORTION DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER SECTION; THENCE WESTERLY ALONG THE NORTH BOUNDARY THEREOF FOUR HUNDRED AND SEVENTEEN AND FIFTY HUNDREDTHS (417.50) FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF THE SAID QUARTER SECTION TWO HUNDRED AND EIGHT AND SEVENTY-FIVE HUNDREDTHS (208.75) FEET; THENCE EASTERLY AND PARALLEL TO THE SAID NORTH BOUNDARY TO THE SAID EAST BOUNDARY; THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 0.809 HECTARES (2 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA:63.94 HECTARES (158 ACRES) MORE OR LESS  
(Hereinafter the "Property")

## ZONING

AG - Agriculture General

## NEIGHBOURHOOD

Strathcona County

## LOT AREA

A - 160 Acres

B - 147.95 Acres

C - 158 Acres

Total - 465.95 Acres

## SALE PRICE

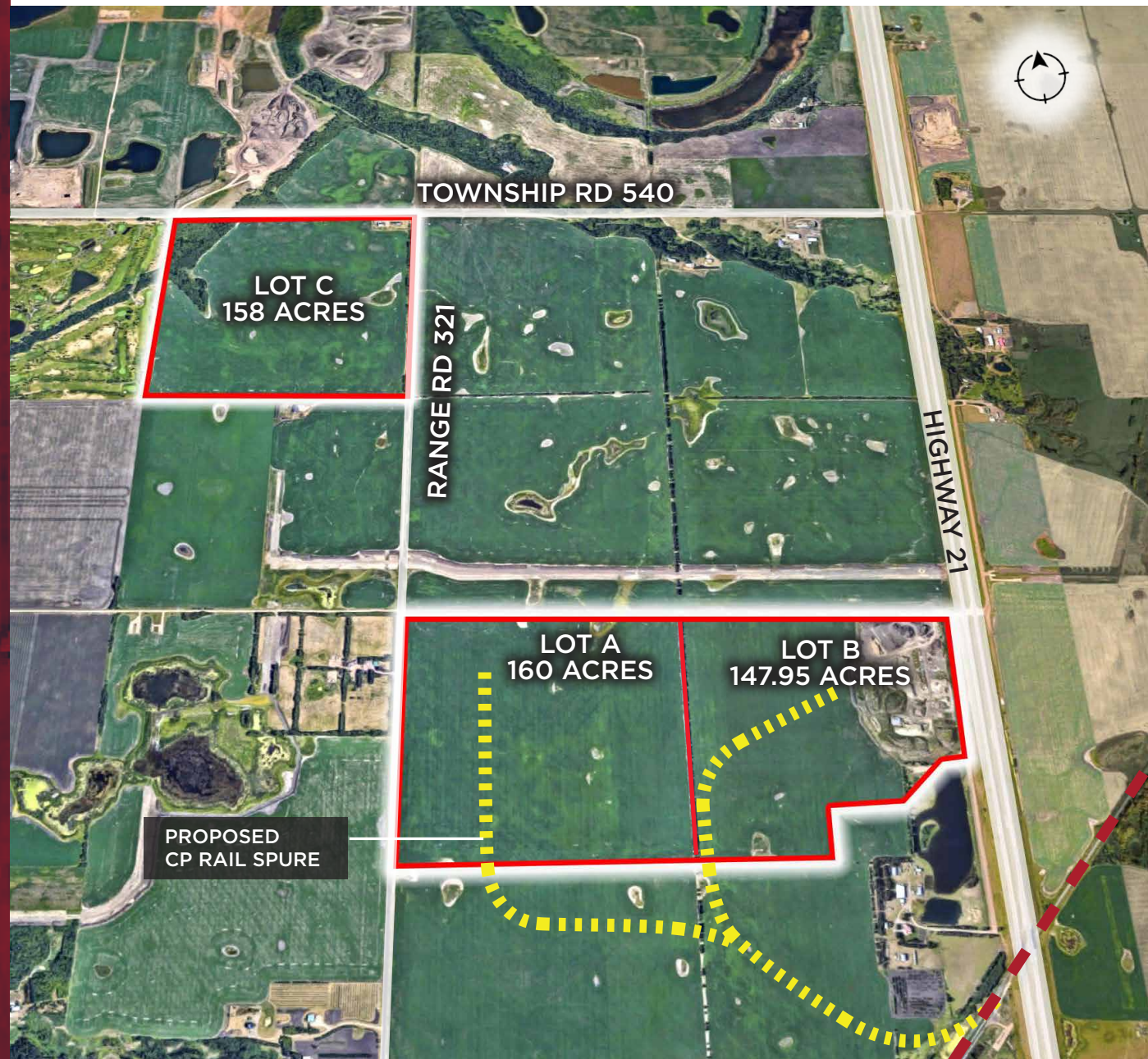
\$50,000.00 Per Acre

or \$23,297,500.00

## TAXES

\$47,320.00 Assessed Value

## AERIAL VIEW



# STRATHCONA LANDS



## THE OPPORTUNITY: THREE PRIME PARCELS AVAILABLE

- Two Parcels, lots A & B, located within the Horizons North Area Structure Plan and located west of Highway 21.
- One parcel, lot C, located within Highway 21 Area Concept Plan.
- Ideally located between Highway 21 and Anthony Henday Drive.
- Highway 21 & Anthony Henday Drive are major transportation corridors providing convenient access northward to the Alberta Industrial Heartland and a direct route to Highway 2.
- Currently used for agricultural purposes.
- Located within the County of Strathcona Capital Regions Priority Growth Area.

**LOTS A & B**

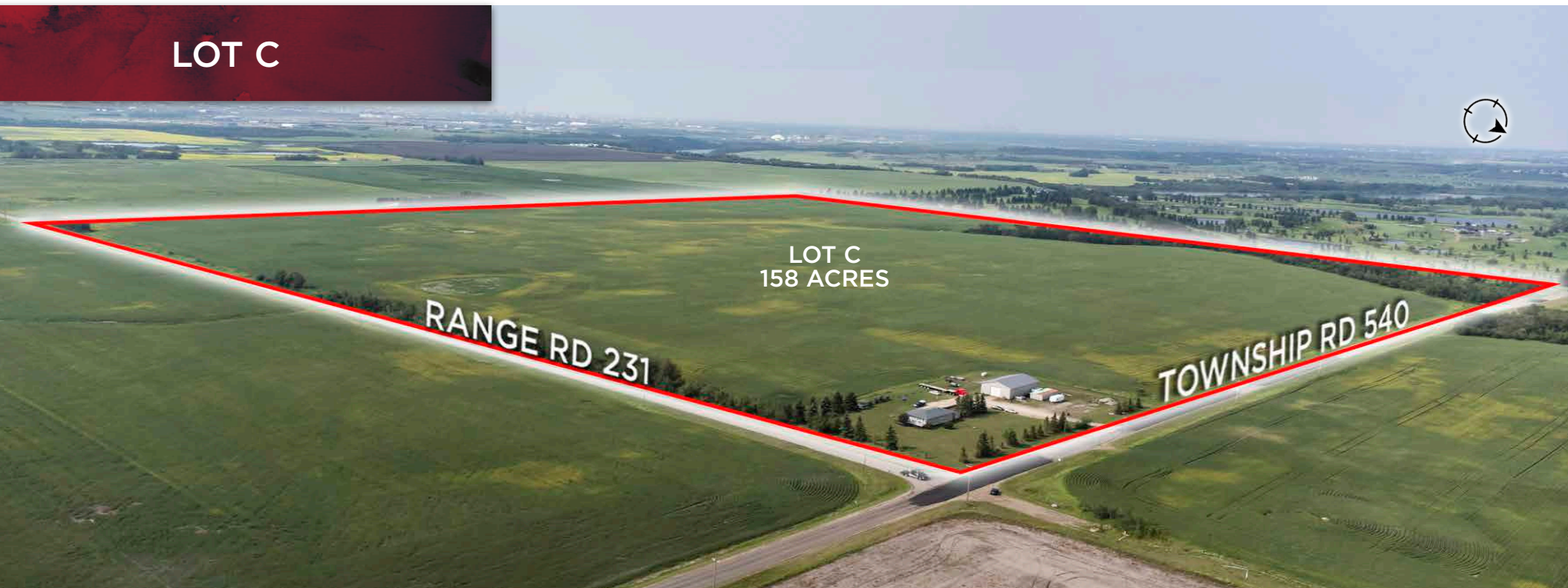


**LOT A  
160 ACRES**

**LOT B  
147.95 ACRES**

**HIGHWAY 21**

**LOT C**



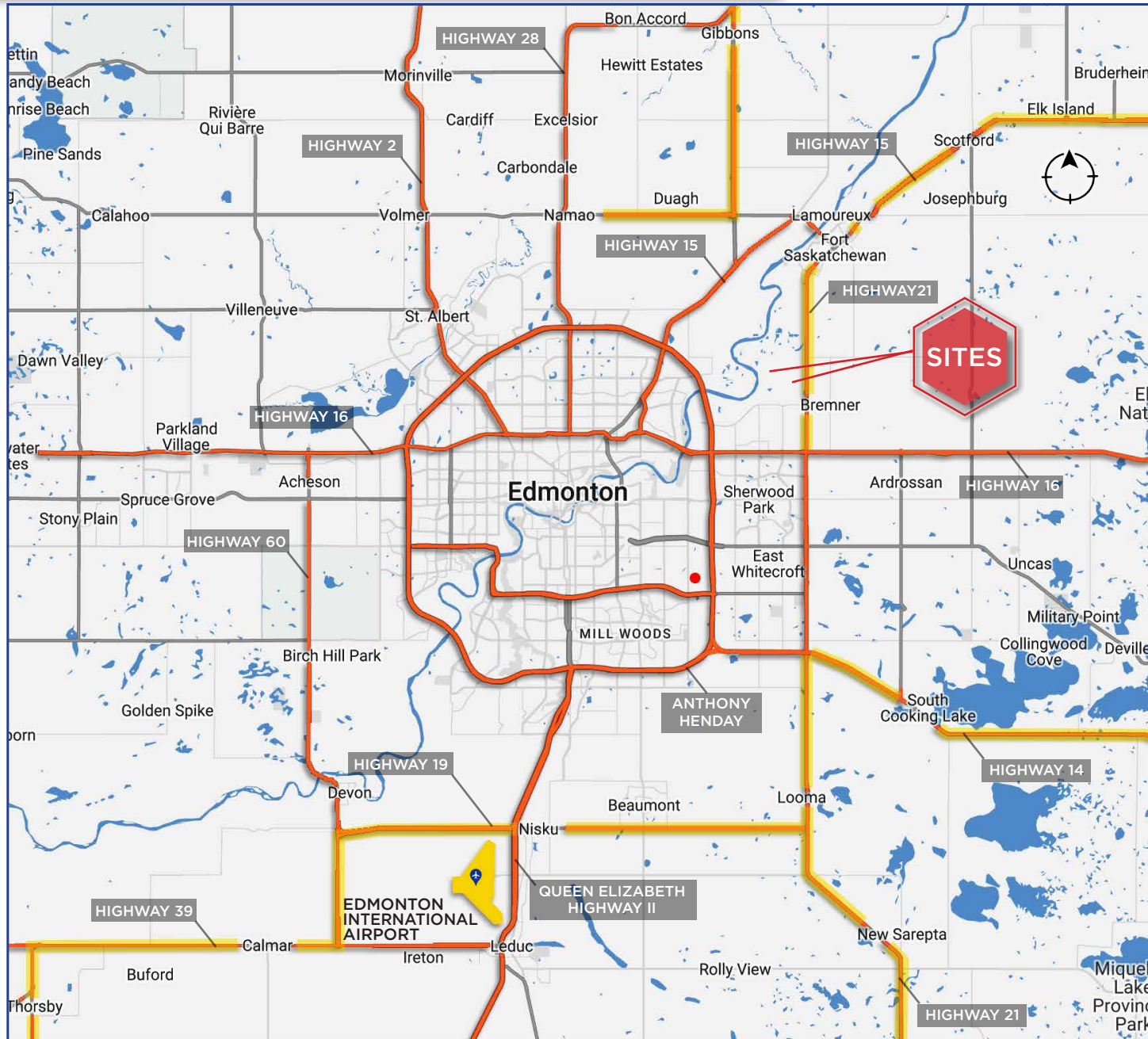
**LOT C  
158 ACRES**

**RANGE RD 231**

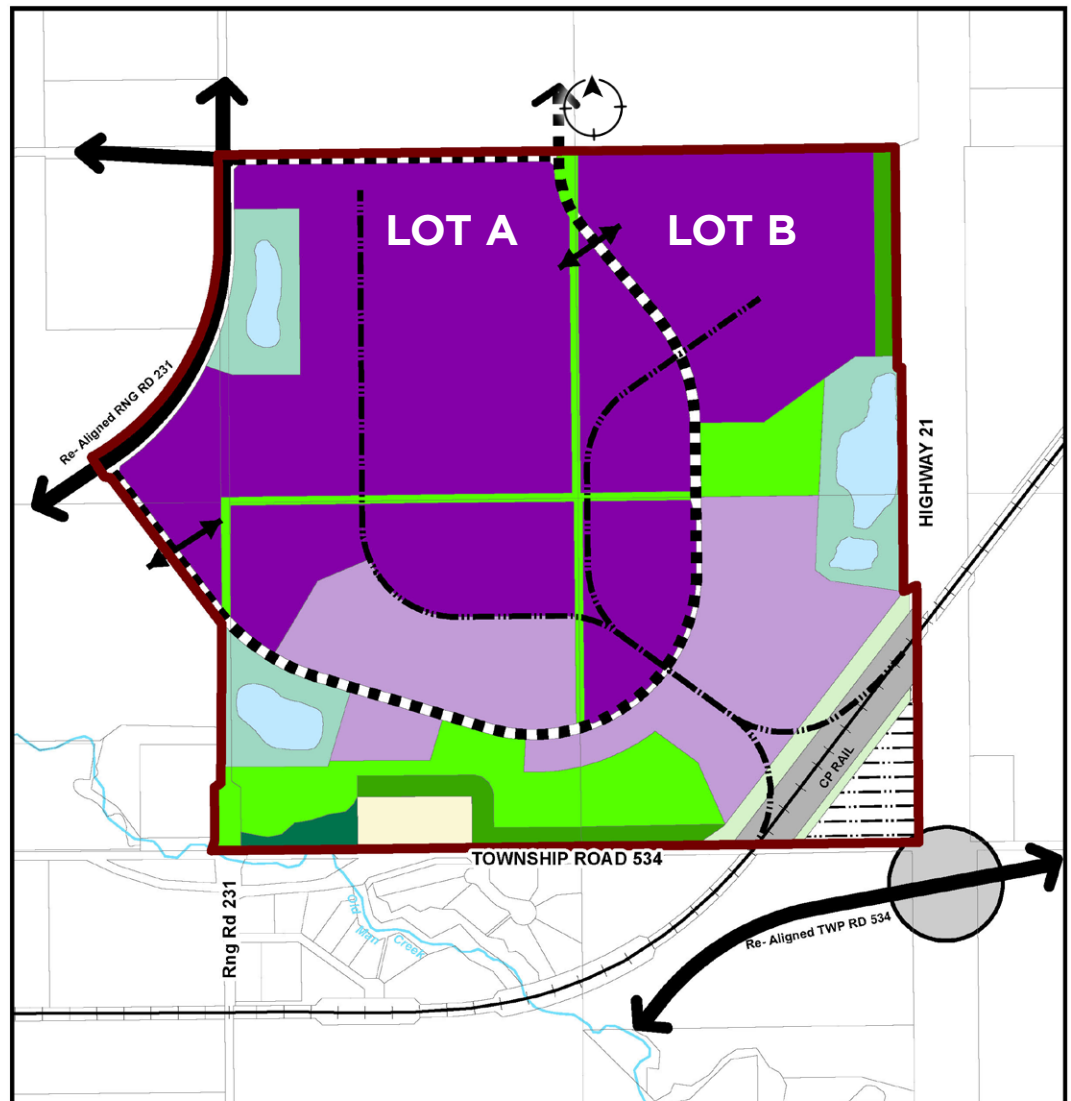
**TOWNSHIP RD 540**

# EDMONTON & SURROUNDING AREA TRUCK ROUTES

■ HIGH LOAD CORRIDOR ROUTES



# HORIZONS NORTH AREA STRUCTURE PLAN LOTS A AND LOT B



## Horizons North Area Structure Plan

Bylaw : 2-2015

Date of Adoption: July 3, 2015

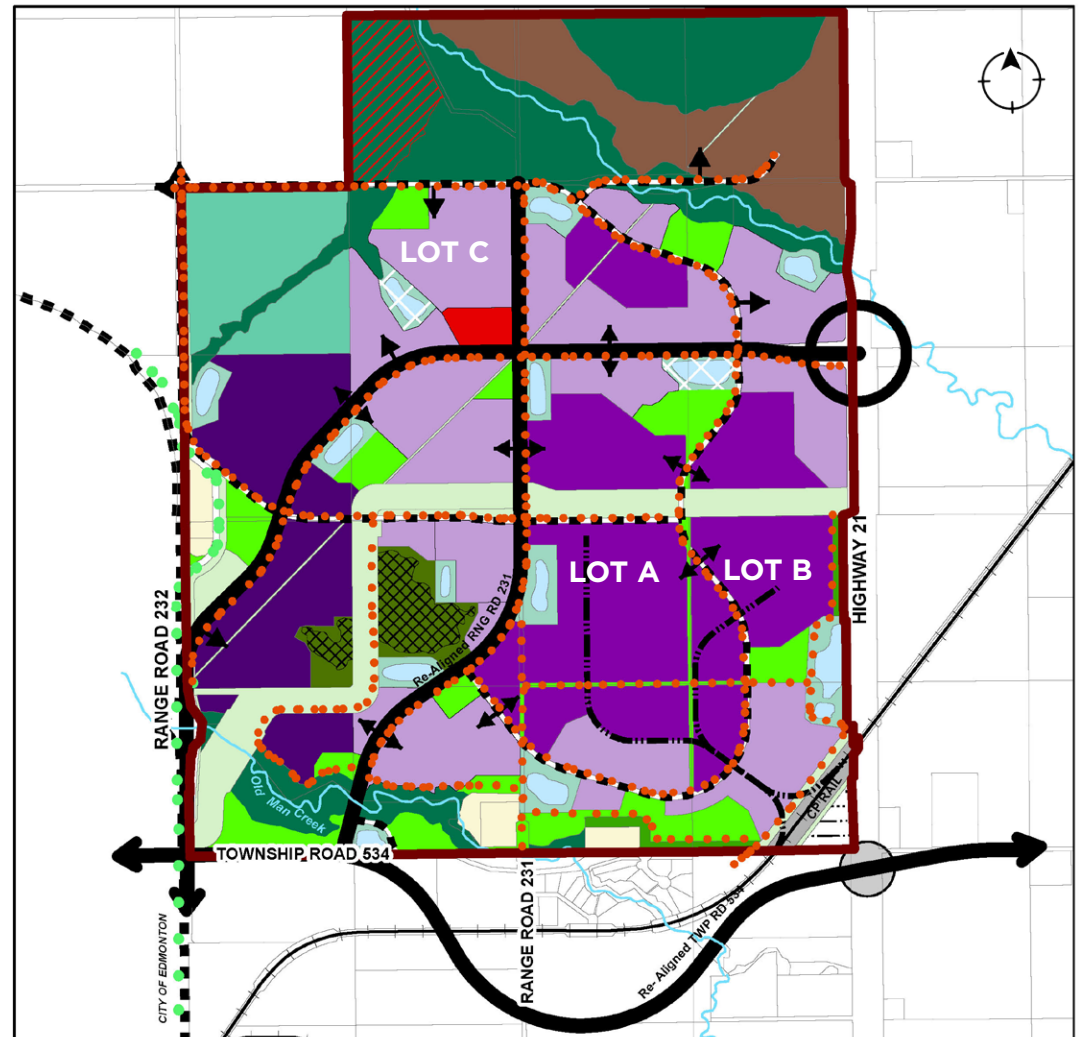
### Legend

- Light Industrial
- Medium Industrial
- Park
- Public Utility Lot
- Buffer

- Environmental Reserve
- Canadian Pacific Railway
- Existing Homesite
- SWMF
- Future Interchange

- Rail Spur
- Industrial Collector Road
- Arterial Road
- Potential Access
- Planned Interchange
- ASP Boundary

# WEST OF 21 AREA CONCEPT PLAN LOTS A, B AND C



## West of 21 Area Concept Plan

Bylaw : 2-2015

Date of Adoption: July 3, 2015

Business Employment	Environmental Reserve
Light Industrial	Canadian Pacific Railway
Medium Industrial	Existing Golf Course
Park	Aggregate Extraction Operation
Public Utility Lot	Wetland
Buffer	SWMF
Existing Homesite	SWMF Constructed Over Wetland
Commercial Retail	Agriculture Large Holdings Policy Area
Natural Area	

Rail Spur
Arterial Road
Industrial Collector
Potential Access
Proposed Trans Canada Trail
Proposed Trans Canada Trail
Future Interchange
Planned Interchange
Potential Interchange
ACP Boundary



307.95  
ACRES

158  
ACRES



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