

FOR SALE

BEAUMONT LAKEVIEW LANDS

Beaumont, Alberta

78.01 ACRE DEVELOPMENT LAND



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 25, 2024.

PROPERTY DETAILS

LEGAL DESCRIPTION

South Half of the SE Quarter of
Section 26, Township 50, Range 24,
West of the 4th

ZONING

Future Residential

NEIGHBOURHOOD

Lakeview

LOT AREA

± 78.01 Acres

TOTAL RESIDENTIAL DEVELOPABLE ACREAGE

± 43.2 Acres

± 1.85 Acres commercial site,
± 4.51 Acres assisted living/Seniors
site & ± 8.4 Acres school site.

MUNICIPAL RESERVES

± 2.86%

ASKING PRICE

\$12M - \$154,000 per Acre

- Approved ASP in place
- Slated to be primarily a walkable residential neighbourhood
- Servicing tie-ins will be allowed by neighbourhoods to the west
- Mix of residential types are being encouraged
- Residential densities to meet Edmonton Metropolitan Region Growth Plan target of 35/ha (14/ac) of net residential area
- Population projected to be 1,705 upon completion



50 AVENUE



RANGE ROAD 243

50 STREET

RANGE ROAD 241

SITE

TOWNSHIP ROAD 504 / ALSO HIGHWAY 625





**CUSHMAN &
WAKEFIELD**

Edmonton

Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com