

FOR SALE

BEAUMONT LAKEVIEW LANDS

Beaumont, Alberta

78.01 ACRE DEVELOPMENT LAND



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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



TOWNSHIP ROAD 504 / ALSO HIGHWAY 625



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