

Unique opportunity
to acquire a

16 UNIT
FULLY
LEASED

townhome
project in Erin
Ridge North

INVESTMENT
OPPORTUNITY

FOR SALE

EVE AT ERIN RIDGE

130 Element Dr. N., St. Albert, AB

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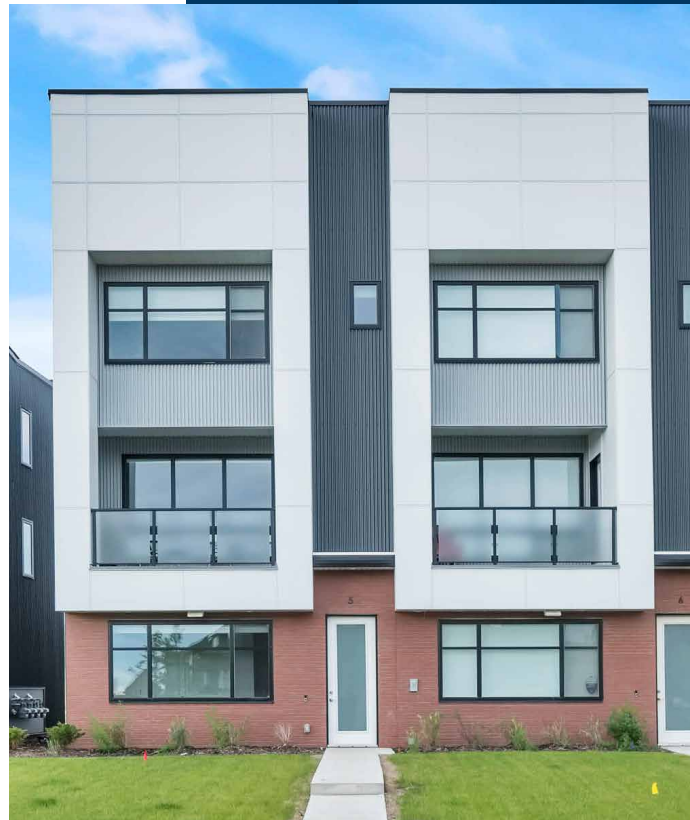
THE OPPORTUNITY

Cushman & Wakefield Edmonton (CWE) has been exclusively appointed to market the sale of a 100% interest in the sixteen (16) units of the Eve at Erin Ridge, located in the Erin Ridge North neighborhood of St. Albert.

A family-centered, pet friendly community. This ground-breaking collection of exquisite townhomes offers modern architecture, dreamy interior design, and a community focused on uplifting its residents.

The townhomes of Eve are a blend of nature and design, combining bold, sleek modern lines with the warmth and welcoming grace of the outdoors. Defined by open concept layouts and heightened ceilings, this three-story townhome is surrounded by walking paths and a shared courtyard for residents.

Each townhome has three bedrooms, two and a half bathrooms, flex space, and a two-car attached garage.



Purchase Price:
\$6,400,000

Financial Information:
PROVIDED UPON SIGNED
CONFIDENTIALITY
AGREEMENT.

PROPERTY DETAILS

Municipal Address:

130 Element Dr N,
St. Albert, AB T8N 7N2

Legal Description:

Units 1 to 16, 130 Element Dr North
Lot 3, Block 1, Plan 1720358

Neighbourhood:

Erin Ridge North

Land Use Classification:

R4 - Medium/High Density

Year Built:

2023

Units:

16

Site Size:

Residential, 4.03 Acres

Financing:

In Place

Occupancy:

100%



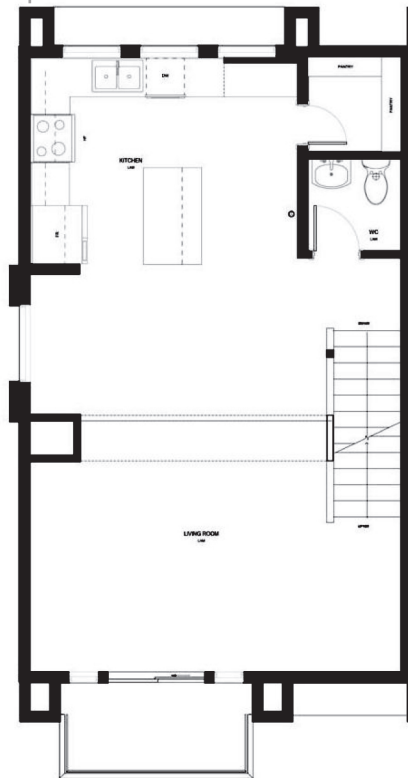
FLOOR PLANS

PROPERTY HIGHLIGHTS

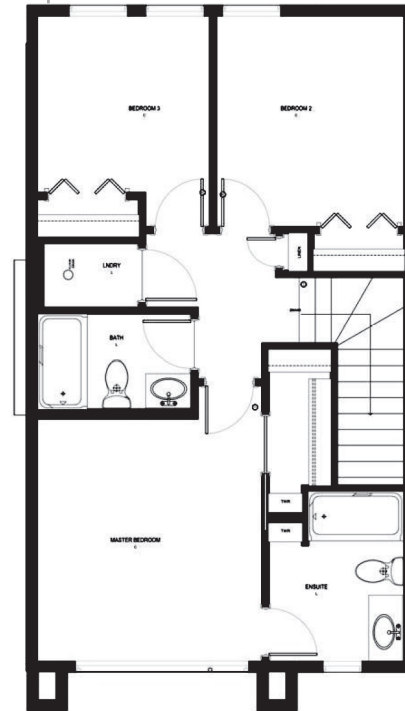
GROUND FLOOR
209 SF



MAIN FLOOR
657 SF



SECOND FLOOR
697 SF



3 BEDROOMS



2.5 BATHROOMS



PRIVATE BALCONY



FULL EN-SUITE



1,356 SF - 1,509 SF

Excellent location in the heart of St. Albert, just off St. Albert Trail.

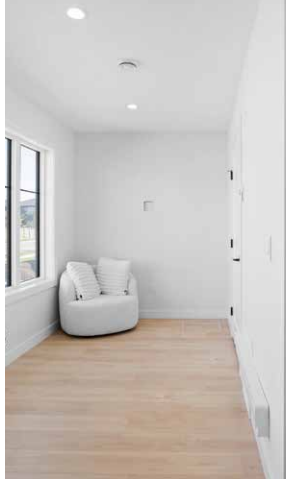
Eve at Erin Ridge has been designed to bring elegance and practicality together in a modern yet affordable town home.



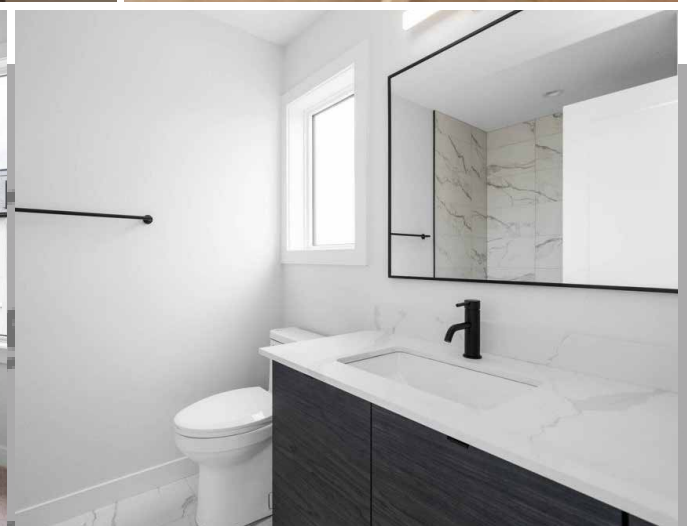
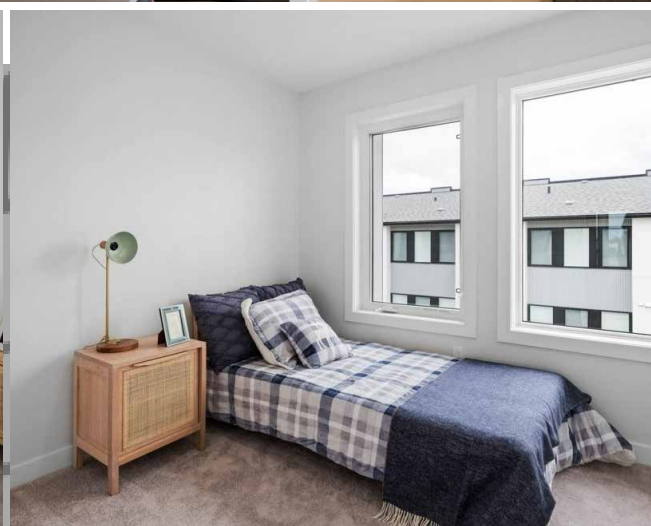
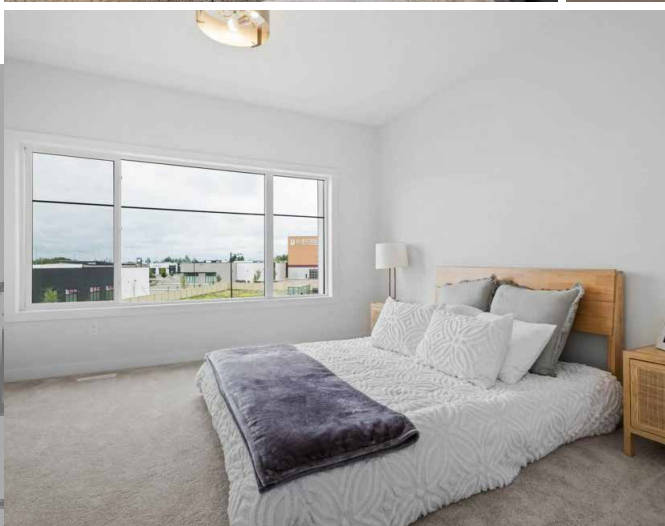
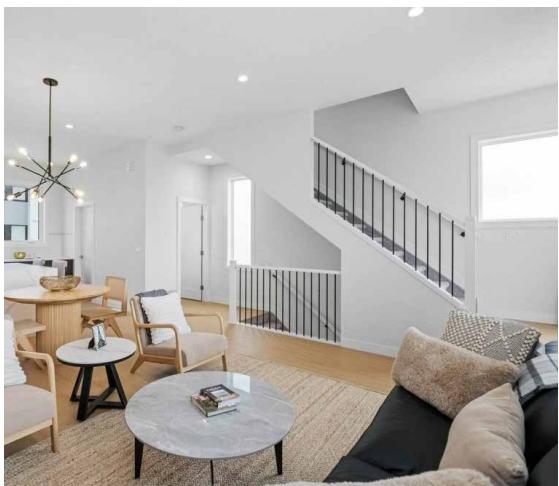
[CLICK HERE TO EXPLORE INSIDE THE SPACE](#)



INTERIOR PHOTOS



INTERIOR PHOTOS

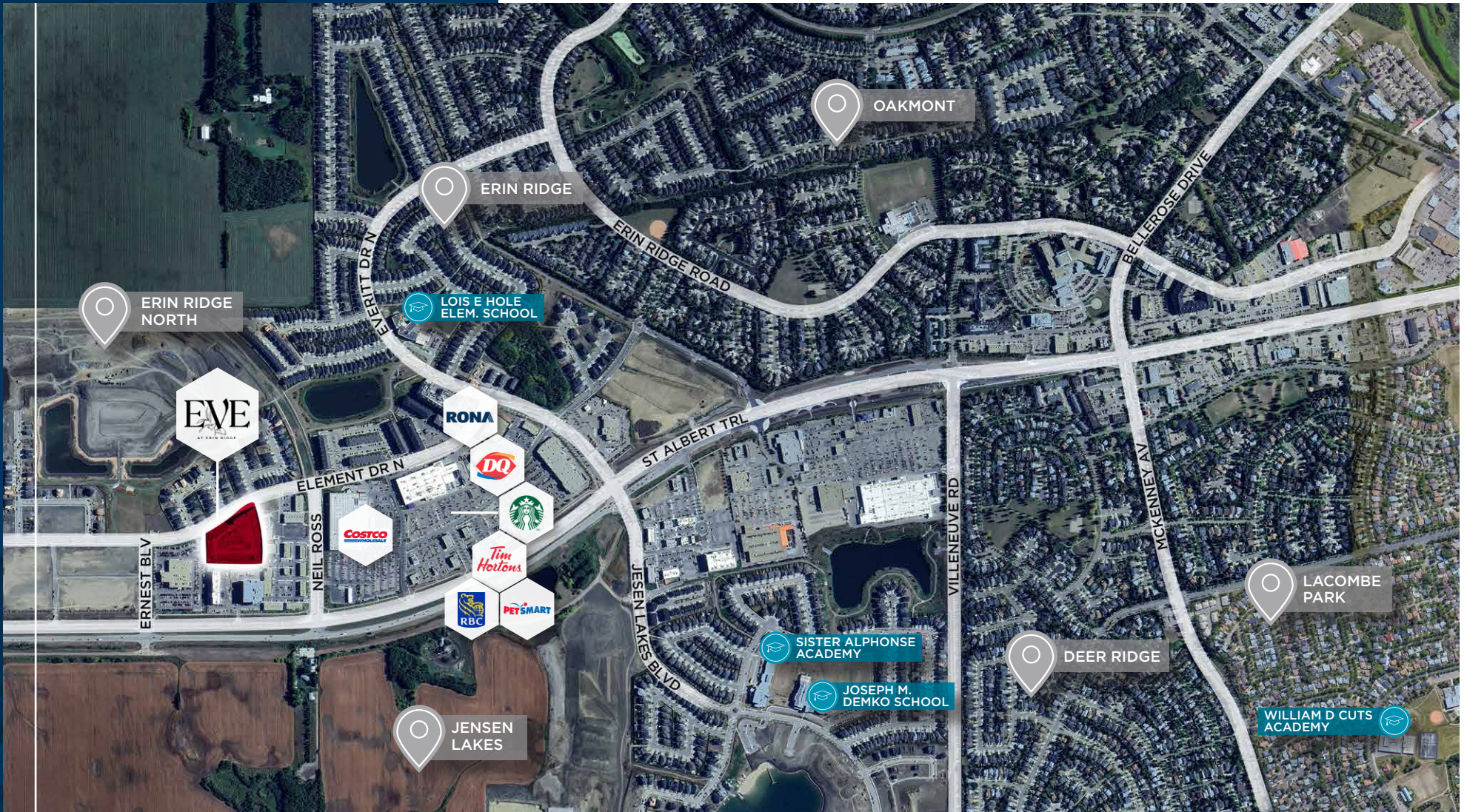


EVE AT ERINRIDGE MASTERPLAN

- AVAILABLE
(Fully Leased)
- SOLD
- FUTURE 54 TOWNHOMES*
Opportunity to collaborate with a developer



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
2,569	23,954	57,116



AVERAGE INCOME

1KM	3KM	5KM
\$153,087	\$183,070	\$179,022



HOUSEHOLD

1KM	3KM	5KM
857	8,031	19,821



VEHICLES PER DAY

18,884 on St. Albert Trail
4,736 on Element Drive North



**CUSHMAN &
WAKEFIELD**
Edmonton

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