

FOR SALE

# JASPER GARDENS RA8 DEVELOPMENT SITE

10041 - 153 STREET,  
EDMONTON AB

OPPORTUNITY FOR 55 - 60  
RESIDENTIAL UNITS &  
MAIN FLOOR COMMERCIAL



CUSHMAN &  
WAKEFIELD  
Edmonton

EXCELLENT PROXIMITY TO  
WEST LRT LINE

14,797 SF OF LAND

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## DEVELOPMENT POTENTIAL

- Zoned for multi-family development, with the capacity to build up to 55 - 60 residential units and main floor commercial, offering significant density and flexibility for developers.

### Prime Corner Site:

- Located on a unique corner lot, providing excellent visibility and accessibility. Proximity to Stony Plain Road enhances its desirability for both residential and commercial uses.

### Transit-Oriented Location:

- Located just 500 meters from the future Valley Line West LRT Station, ensuring seamless connectivity to Edmonton's expanding public transit network. This feature is ideal for attracting urban professionals and commuters.

### Retail and Lifestyle Convenience:

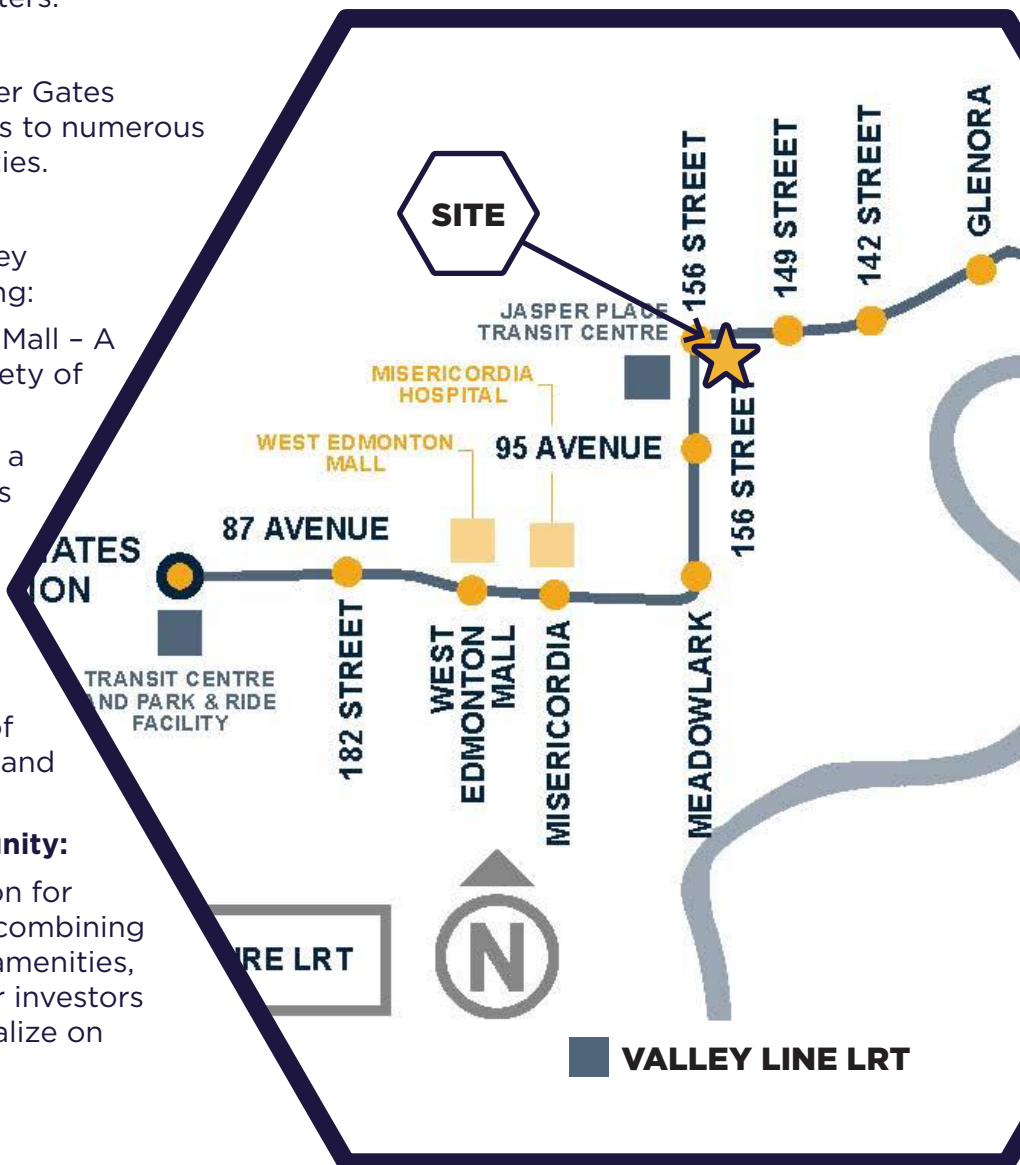
- Within walking distance to Jasper Gates Shopping Centre, offering access to numerous retail, dining, and service amenities.

### Nearby Major Destinations:

- Less than a 10-minute drive to key attractions and services, including:
  - » Mayfield Common Shopping Mall - A popular retail hub with a variety of stores.
  - » West Point Centre - Offering a range of professional services and retail options.
  - » Misericordia Community Hospital - A major healthcare facility in Edmonton.
  - » West Edmonton Mall - One of the world's largest shopping and entertainment destinations.

### Exceptional Development Opportunity:

- A rare offering in West Edmonton for multi-family development land, combining excellent location, proximity to amenities, and transit accessibility. Ideal for investors and developers looking to capitalize on Edmonton's growth.





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## PROPERTY DETAILS

**Municipal Address:**  
10041 - 153 Street

**Legal Description:**  
Plan 8475AH, Blk 39, Lot 19,20

**Zoning:**  
RA8 (Medium Rise Apartment Zone)

**Neighbourhood:**  
West Jasper Place

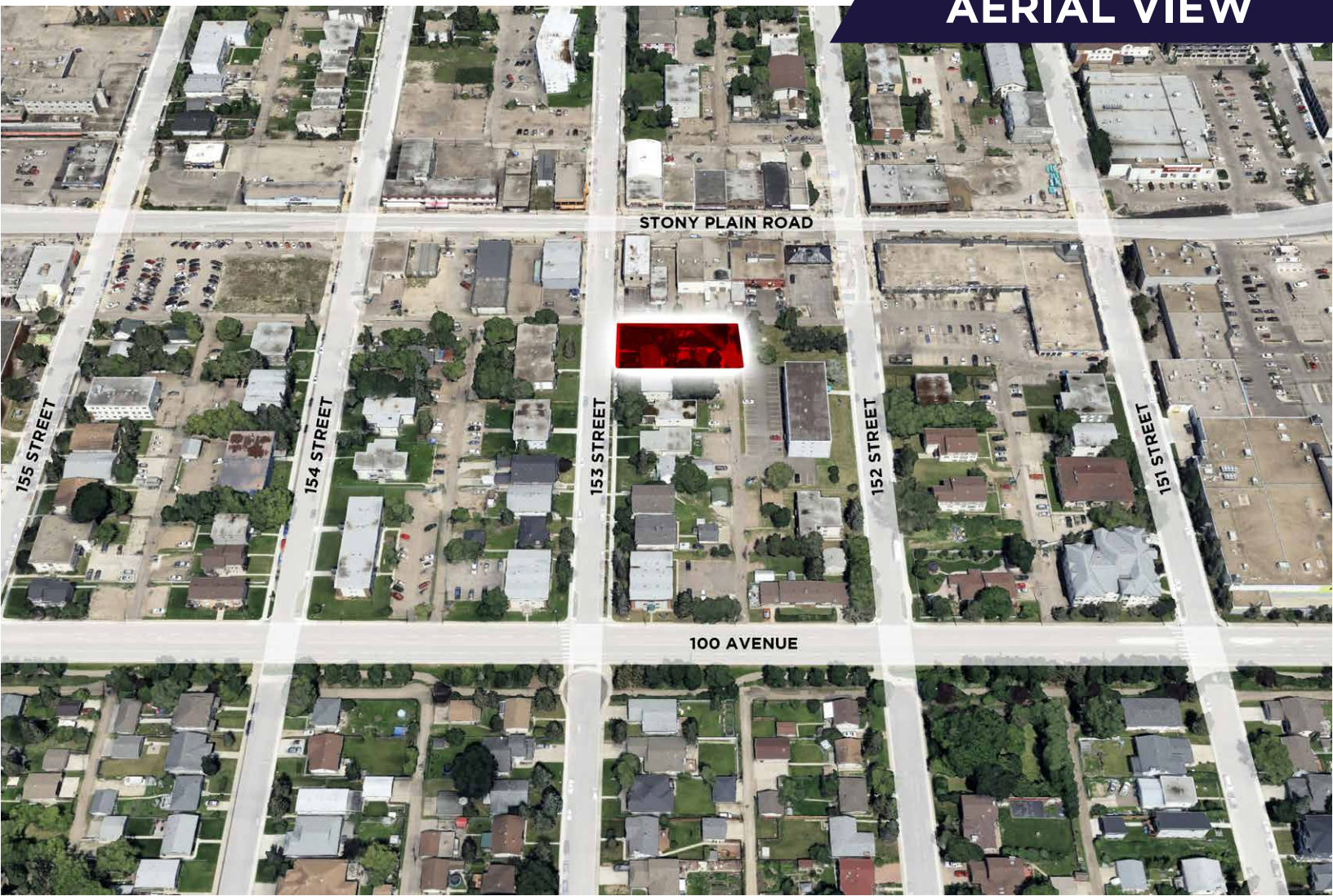
**Property Taxes (2024):**  
\$4,495.93

**Description:**  
2 Lots, 1 bare land & 1 existing double unit  
residential home with triple car garage  
*\*Existing monthly income of \$2,800 per month on property*

**Lot Area:**  
14,797 SF

**ASKING PRICE:**  
**\$1,160,000**

## AERIAL VIEW







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