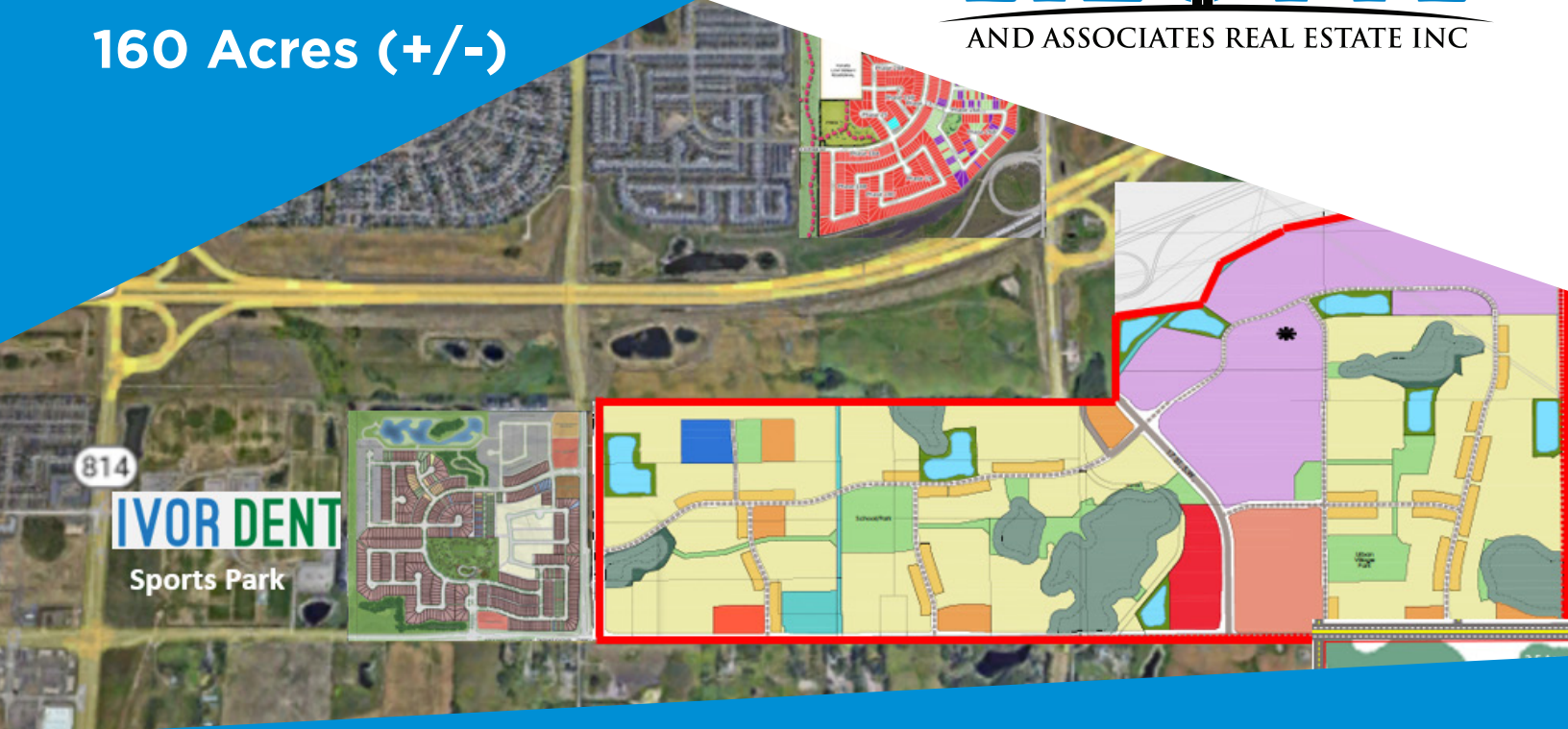


# FOR SALE

## 160 Acres (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



## 311 Ellerslie Road SW, Edmonton, AB

## MERIDIAN POINT

### Property Highlights

- Future Residential Land
- Decoteau Area Structure Plan
- Vendor Financing Available
- Fastest Growing Region in Greater Edmonton
- Estimated to be under development in 2025/2027
- Located within 3 km of Meadows Community Recreation Centre and 3 km of Ivor Dent Sports Park
- Easy Access to the Anthony Henday

### Contact

**Karim Bensalah**  
Associate  
Cell: 780.729.4382  
karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

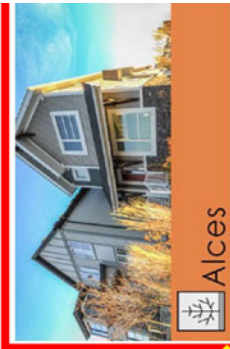


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.









**Alces**

Cameron Communities Alces parcel is 61 acres and located in the North section of the South East Urban Growth Area ASP boundary. The area is projected to eventually house 69,000 people and is estimated to produce 600 single family housing starts per year based on the city's current demand. Cameron Communities believes development of its proposed 395 lots will commence in 2024, with a four year time frame to completing the development.

**Announcement**

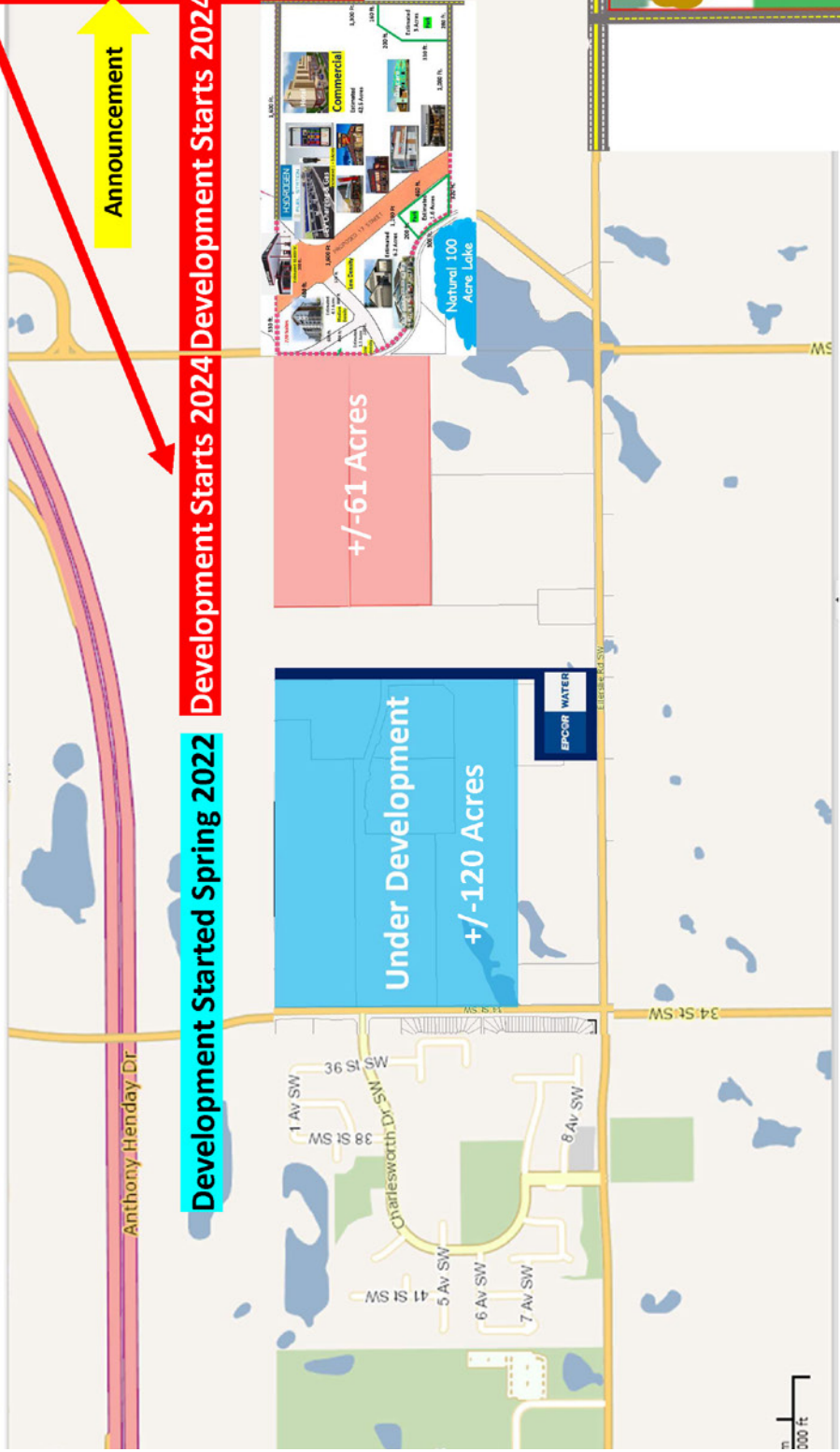
**Development Starts 2024**

**Development Started Spring 2022**



**+/-61 Acres**

**Under Development**  
**+/-120 Acres**



500 ft

# The Sales of the Meadows is Concluding!

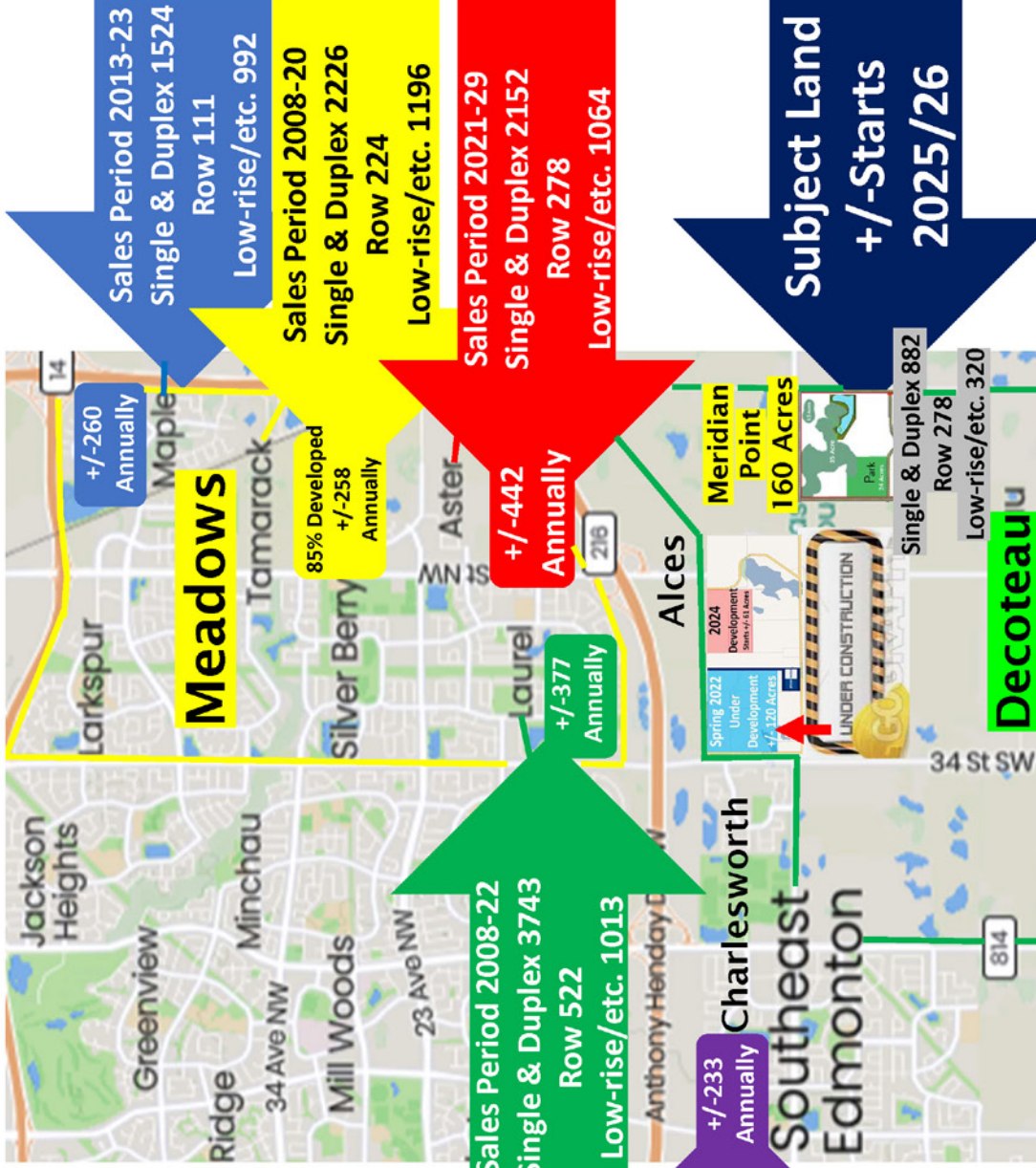
Only 1 neighborhood will be for sale after 2023 (Aster) which is selling faster than any S.E. Edmonton Neighborhood...

**Decoteau Development has Started Spring 2022!**

More Than 1200 Homes have Sold Annually within 5Km of Site

Sales Period 2008-23  
Single & Duplex 1377  
Row 48  
Low-rise/etc. 2070

Meridian Point Available at \$128,800/Acre



# FOR SALE

## Meridian Point

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 311 Ellerslie Road SW, Edmonton, AB

**Legal Address:** Quadrant NE, Section 20, Township 51, Range 23 Meridian 4

**Size:** 160 Acres (+/-)

**Zoning:** Agricultural Zone (AG)

**Possession:** Immediate/Negotiable

\$\$\$

**Purchase Price:** Market

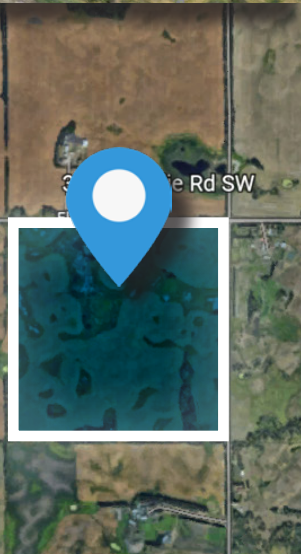
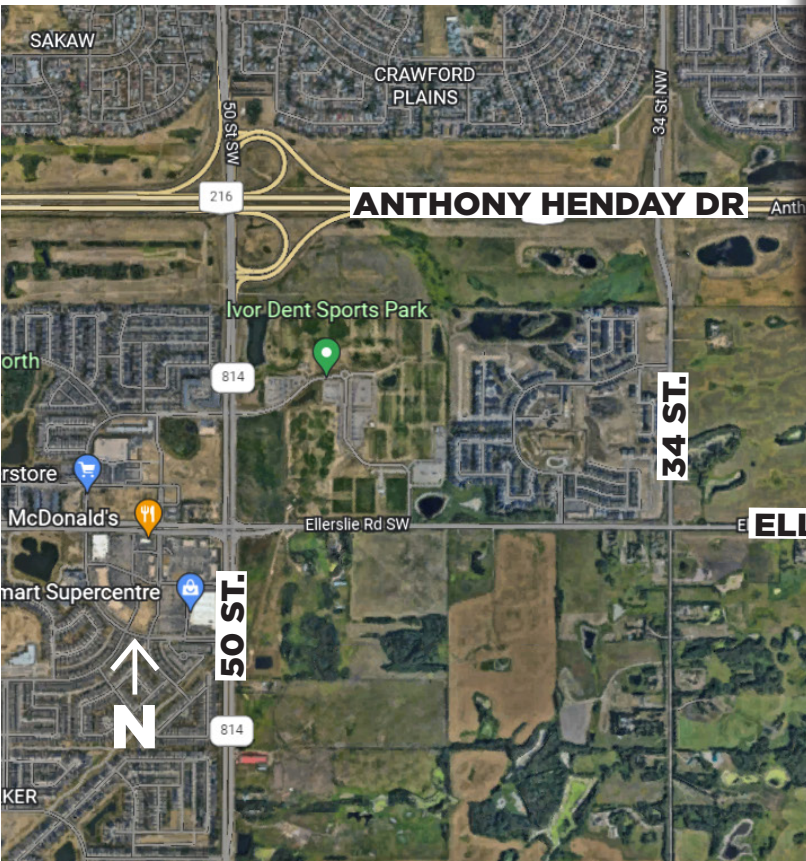
### Contact

**Karim Bensalah**

Associate

Cell: 780.729.4382

karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.