



## ELLERSLIE MEADOWS LAND 2503 & 2811 - 17 Street SW, Edmonton, AB

# FOR SALE

### PROPERTY HIGHLIGHTS

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- Future Residential Land
- Decoteau Area Structure Plan
- Vendor Financing Available
- Fastest Growing Region in Greater Edmonton
- Estimated to be under development 2027 / 2029
- Located within 5 km of Meadows Community Recreation Centre and Ivor Dent Sports Park
- \$85,000/Acre
- On the Main Road 17th Street for Decoteau Neighborhood

# ELLERSLIE MEADOWS LAND FOR SALE

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 2503/2811 - 17 Street SW, Edmonton, AB

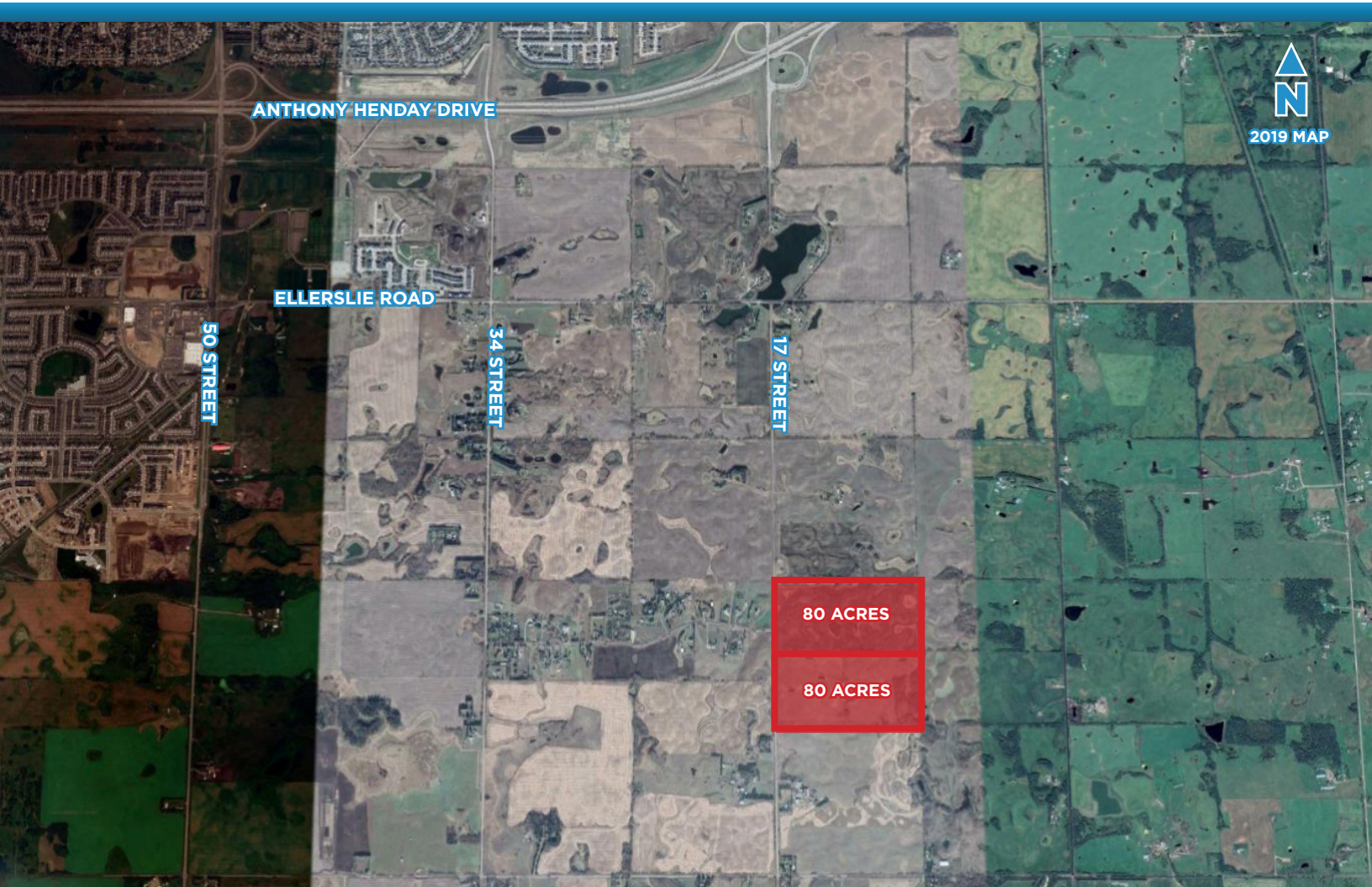
**LEGAL DESCRIPTION:** Quadrant NW, Section 17, Township 51,  
Range 23 Meridian 4

**SIZE:** 2 x 80 Acres

**ZONING:** Agricultural Zone (AG)

**POSSESSION:** Immediate/Negotiable

**PURCHASE PRICE:** \$6,800,000/parcel



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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