

# FOR SALE

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



## Leduc, AB

## ROYAL LINKS & ROYAL LINKS POINT

### Property Highlights

- Located on the South end of Leduc Golf Club
- High visibility location
- GDP from 2021 (\$350.7 Billion) – 2025 (\$452.9 Billion) will grow over 23% per Capita which translates to 29% overall Growth in the Economy (**Leduc is one of the highest growth areas in the Province**)
- 61% of all people that live in Leduc also work in Leduc
- Vendor financing is available
- Future residential subdivisions
- Located in Leduc's primary growth area
- Possibility of buying land in phases
- South portion of lands may be ideal for a truck stop



780.488.0888



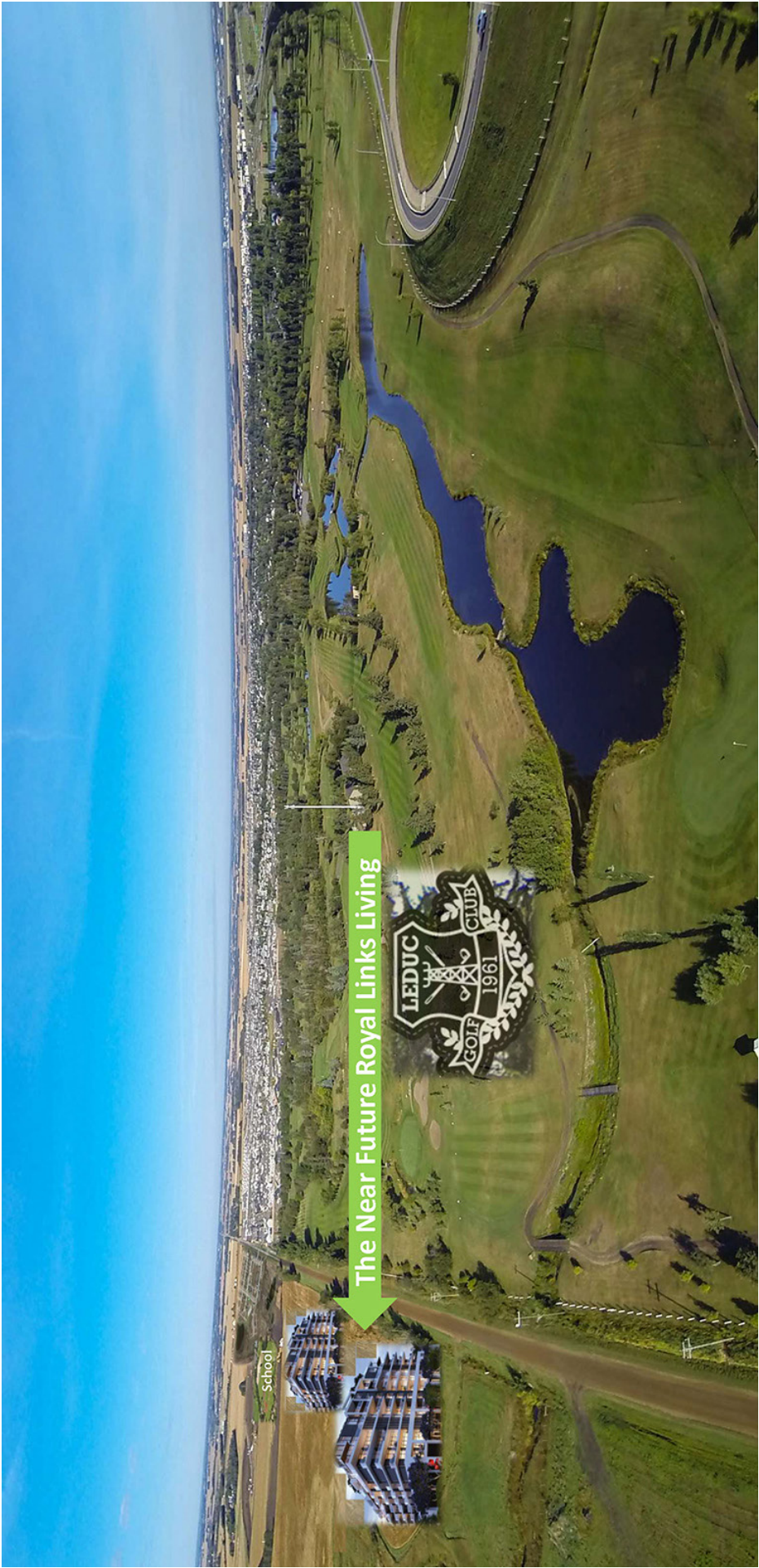
www.lizotterealestate.com



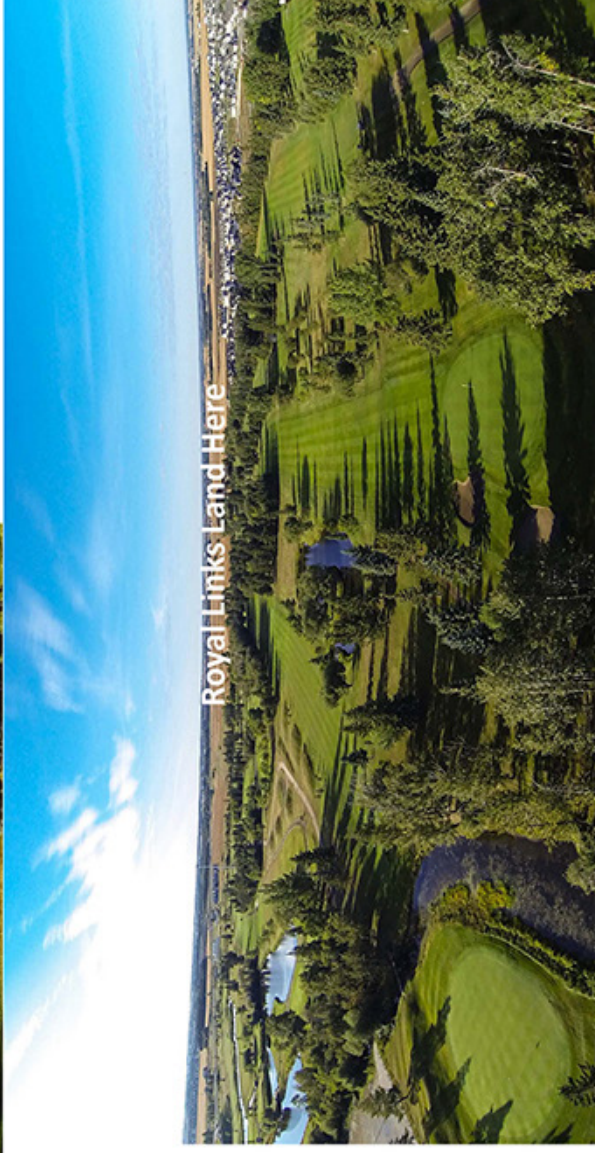
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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.



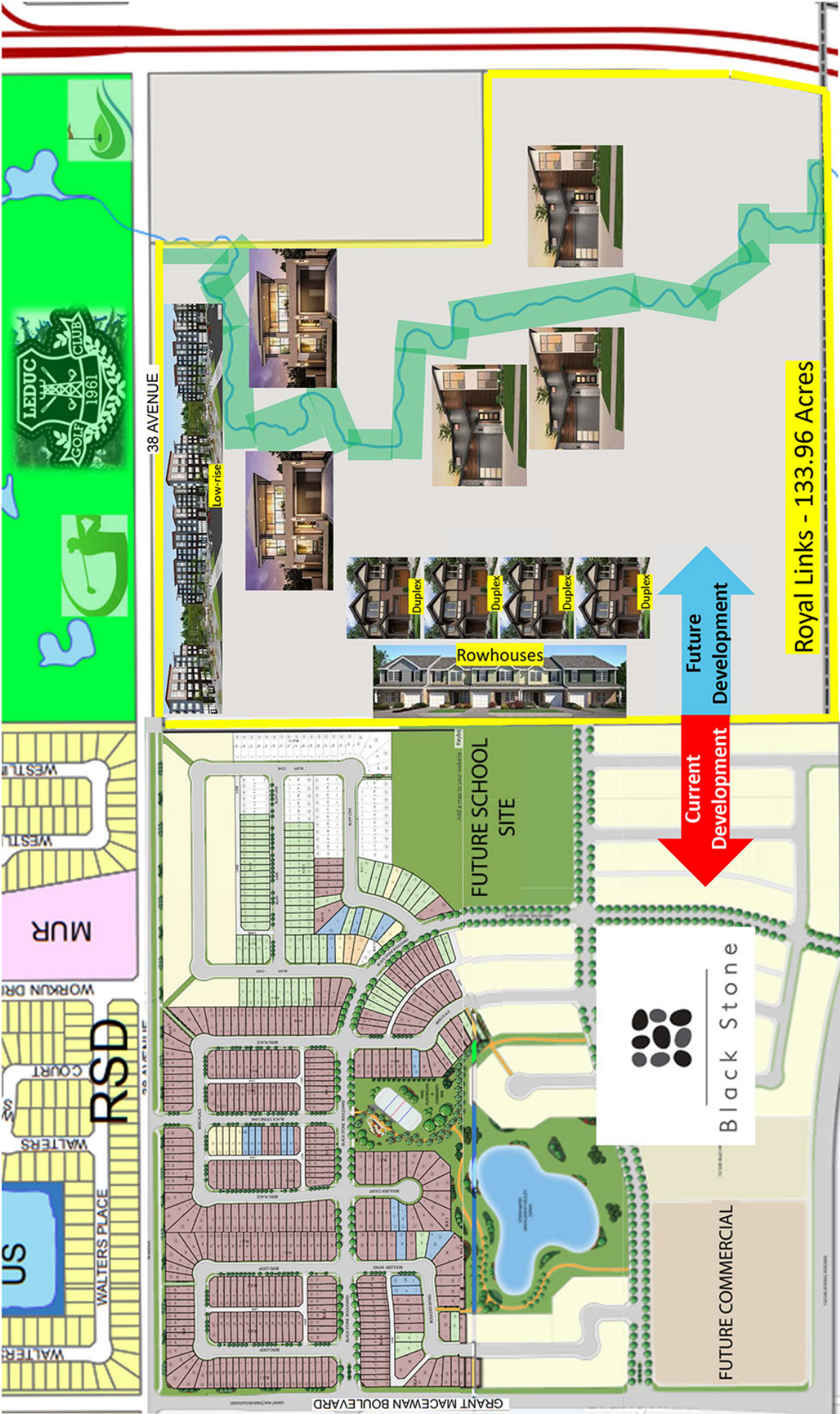
The Near Future Royal Links Living



Images April 3<sup>rd</sup> 2022







38 AVENUE

Low-rise

Duplex

Duplex

Duplex

Duplex

Rowhouses

Future Development

Current Development

Royal Links - 133.96 Acres

FUTURE SCHOOL SITE



Black Stone

FUTURE COMMERCIAL

GRANT MACCEWAN BOULEVARD

RSD

MUR

WALTERS PLACE

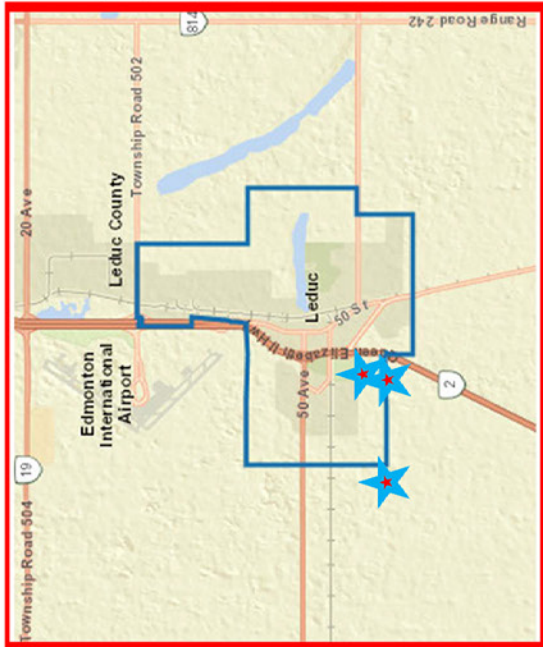
WALTERS COURT

WALTERS DRIVE

WESTLYN

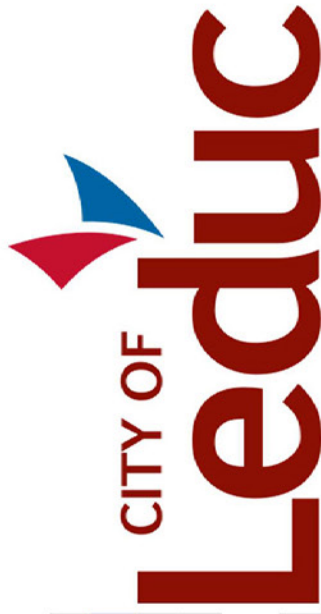
WESTLYN COURT





**Actual**

	SEP-22	SEP-21	YTD-22	YTD-21
Starts	20	26	<b>274</b>	<b>254</b>
Completions	36	48	273	198
Total Absorptions	16	45	238	205
<b>Absorbed Single-Detached Unit Prices</b>				
Average			543,122	463,155



**Residential Prices Up**  
**17% Sept 21 to Sept 22**

**Volume 8% higher**

**Under Construction by Dwelling Type**

	JUN-22	JUL-22	AUG-22	SEP-22
Single	161	159	157	156
Semi-detached	26	34	28	28
Row	33	33	33	22
Apartment	23	24	25	21
All	243	250	243	227

**Housing Completions by Dwelling Type**

	SEP-22	SEP-21	YTD-22	YTD-21
Single	18	34	174	129
Semi-detached	2	8	38	46
Row	11	4	38	12
Apartment	5	2	23	11
All	36	48	273	198

**Single-Detached (Homeowner/Condominium) Unit Absorptions**

	JUN-22	JUL-22	AUG-22	SEP-22
Total Absorptions	16	20	14	7
Unabsorbed Inventory	25	25	24	35

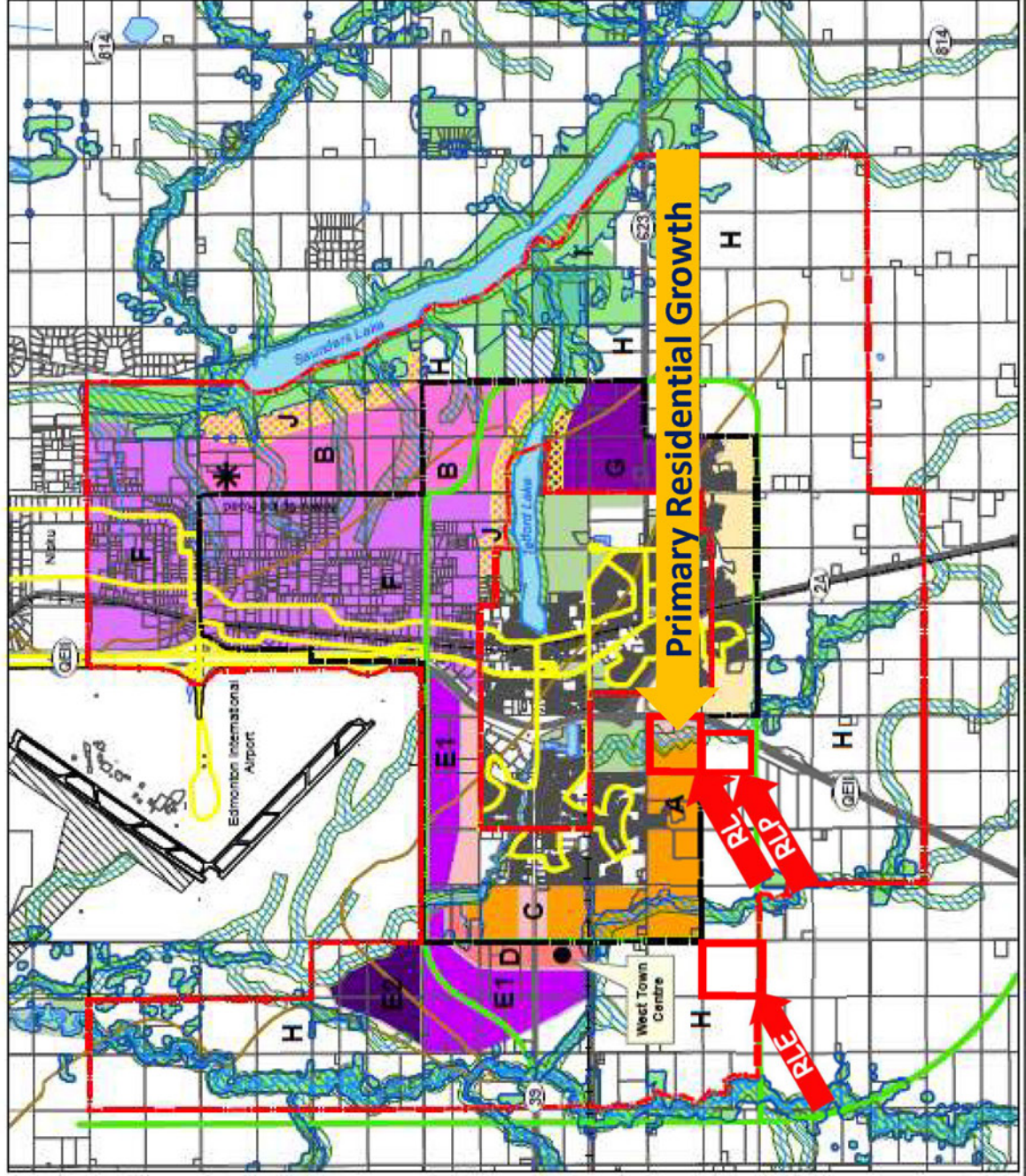
**Absorbed Single-Detached Unit Prices**

	JUN-22	JUL-22	AUG-22	SEP-22
Median	495,000	515,000	540,000	**
Average	500,331	540,770	593,280	543,122



# Leduc Population 2022 36,000 has Doubled in the past 15 Years

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS



**Legend**

- IDP Area Boundary
- City of Leduc Boundary
- A Primary Urban Residential Growth
- B Saunders / Telford Lake Business
- C Transitional Residential Mixed Use
- D Town Centres
- E1 West Business Industrial
- F West Business Industrial Reserve
- G Nisku/Leduc Business Industrial
- H Southeast Business Industrial
- I IDP Reserve and Referral Area
- J Open Space and Greenways
- K Business to Greenways Transition
- L Future Runway & Clearance Zone
- M Approved Residential ASBPs
- N Open Space
- O Regional Landfill Site (to be reclaimed as open space in the future)
- P Regional Landfill Site (West Expansion Area)
- Q Riparian Areas
- R Leduc County Environmental Study Area Boundary
- S Railway
- T Proposed Future Major Roadway
- U Runway
- V Leduc Transit
- W N.E.F. 50 Corridor
- X Creeks & Rivers

**Royal Links  
Lands  
located in  
heart of the  
Primary  
Residential  
Growth  
Areas!**

**Primary Residential Growth**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

**RLP**

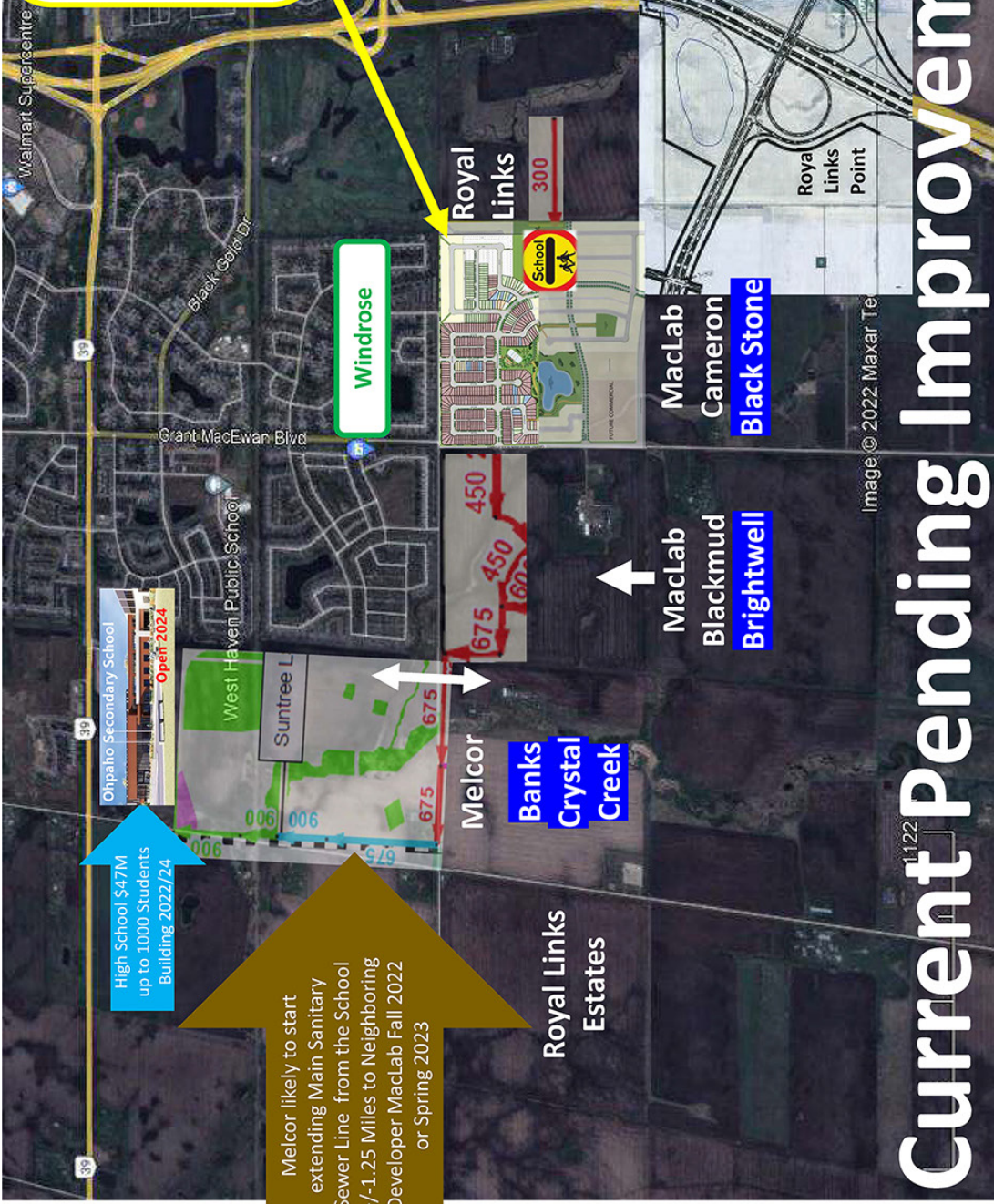
**RLP**

**RLP**

**RLP**

**RLP**

**Black Stone** only has temporary Sanitary Servicing through **Windrose** neighborhood and requires hook-up to the main Sanitary Line it is likely that by early 2024 Black Stone will be connected to Main Sanitary Line allowing for Royal Links to Connect



High School \$47M up to 1000 Students Building 2022/24

Melcor likely to start extending Main Sanitary Sewer Line from the School +/-1.25 Miles to Neighboring Developer Maclab Fall 2022 or Spring 2023

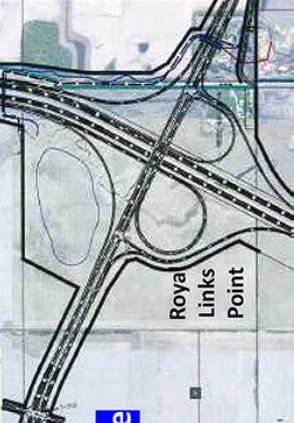
Windrose

Melcor  
Banks  
Crystal Creek

Maclab  
Blackmud  
Brightwell

Maclab  
Cameron  
Black Stone

Royal Links

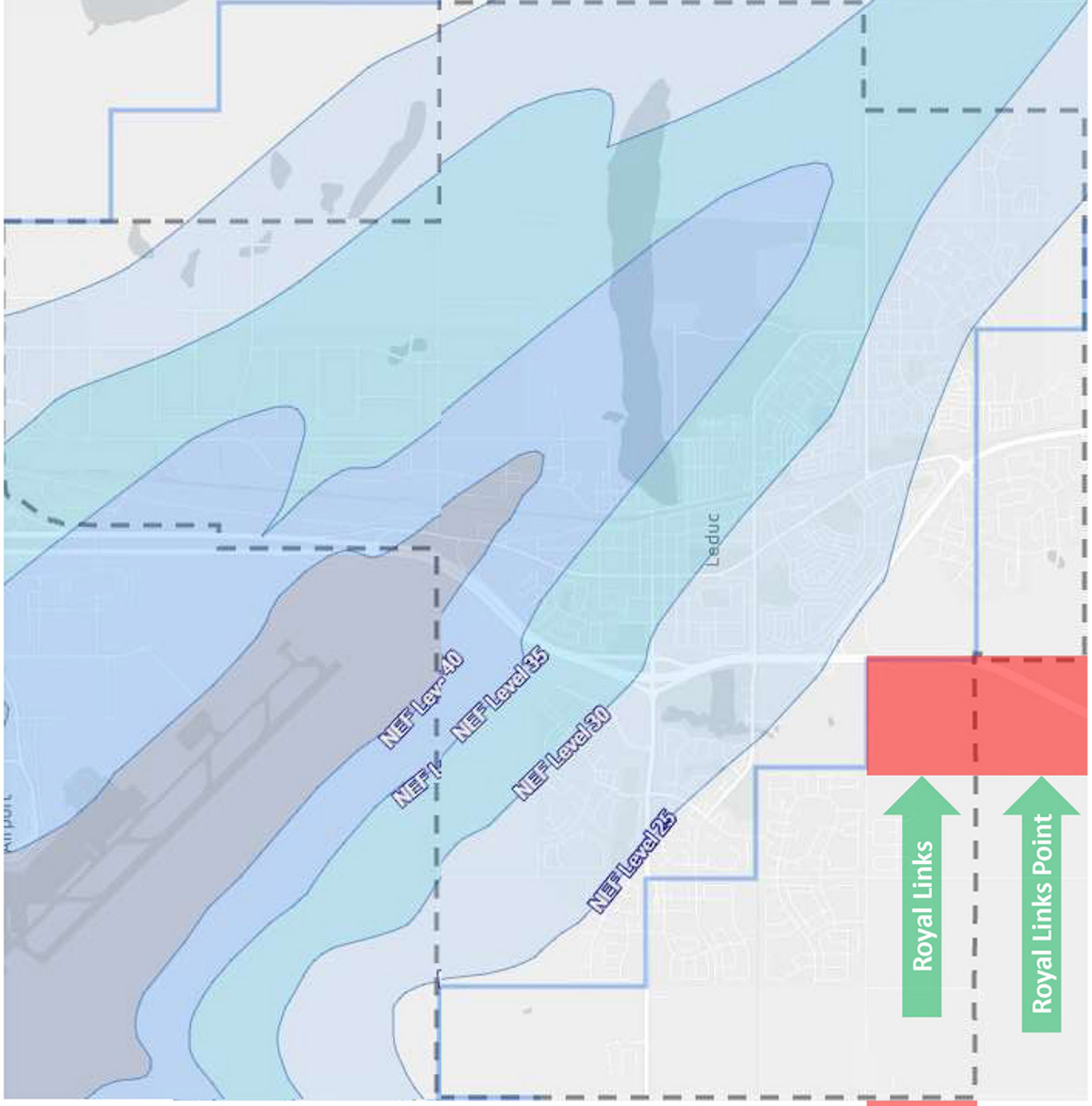


# Current Pending Improvements

Google Earth

Image © 2022 Maxar Te

**Unlike other properties  
in the City of Leduc all of  
the Royal Links Lands  
will not Have noise  
Caveats on Tittle**



Royal Links Estates

Royal Links

Royal Links Point

# FOR SALE

## ROYAL LINKS & ROYAL LINKS POINT

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Royal Links:** 38 Avenue & West of Highway 2, NE 22 49 25 4

**Royal Links Point:** North of Township Road 493 West of Highway 2, SE 22 49 25 4

**Size: Royal Links** 133.96 Acres (+/-)

**Royal Links Point** 113.72 Acres (+/-)

**Zoning:** Primary Urban Residential Growth Area

**Possession:** Immediate/negotiable

### Contact

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

\$\$\$

**Purchase Price:** Market



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.