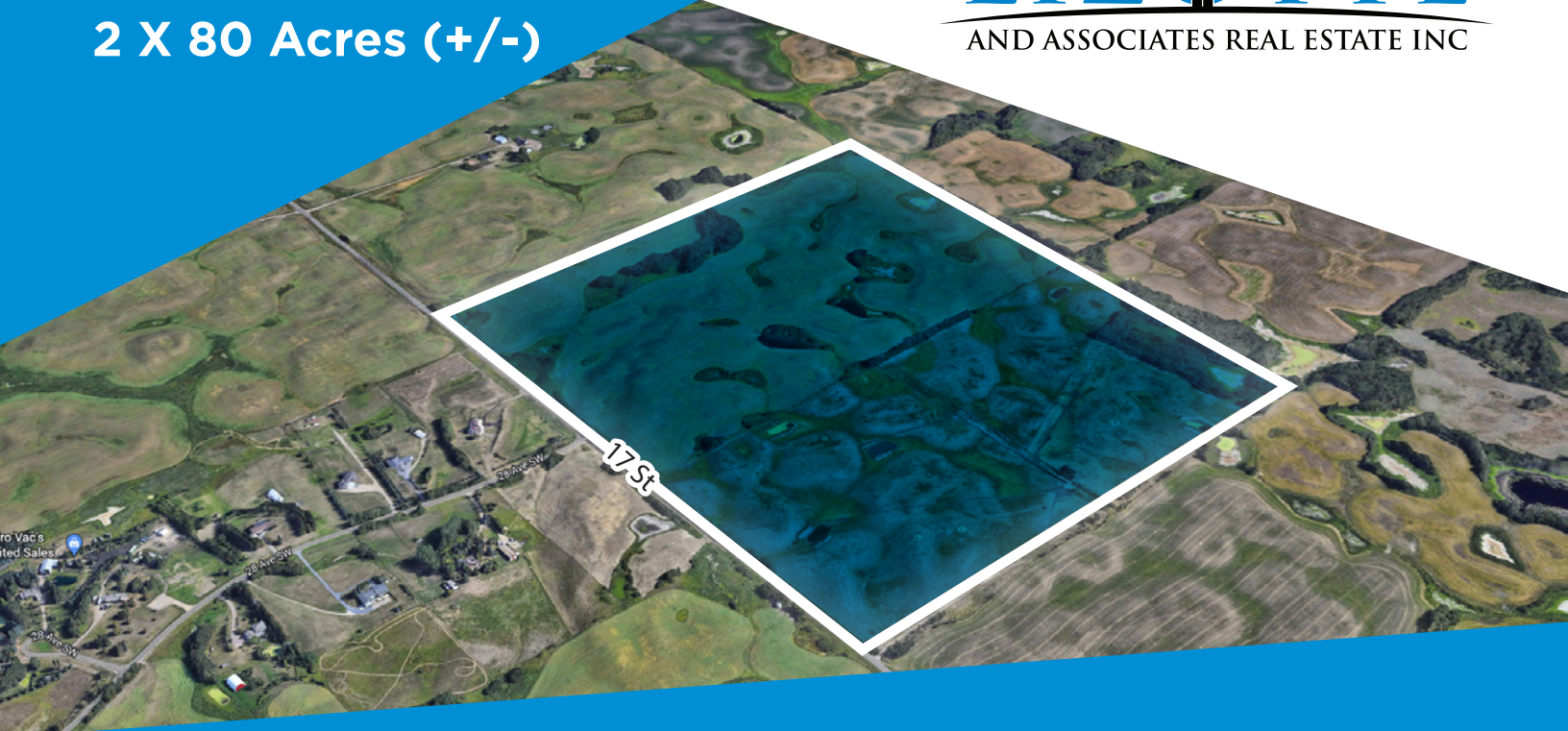


FOR SALE

2 X 80 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



2503 & 2811 - 17 Street SW, Edmonton, AB

ELLERSLIE MEADOWS LAND

Property Highlights

- Future residential land
- Decoteau Area Structure Plan
- Vendor financing available
- One of the Fastest growing region in Greater Edmonton
- Estimated to be under development 2030 / 2031
- Located within 5 km of Meadows Community Recreation Centre and Ivor Dent Sports Park
- On the Main Road 17th Street for Decoteau Neighborhood

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



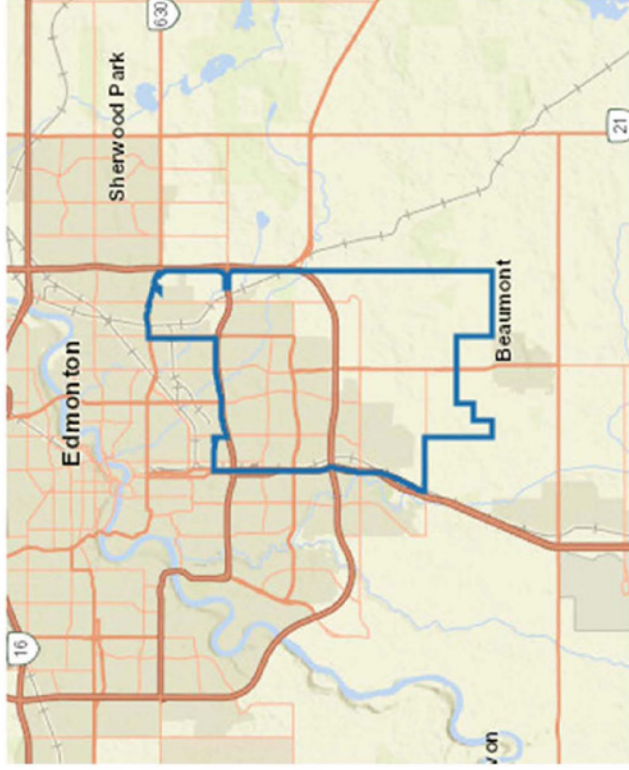
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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.

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ELLERSLIE MEADOWS LAND

New Housing Construction Activity — Millwoods



Housing Starts by Dwelling Type

	DEC-25	DEC-24	YTD-25	YTD-24
Single	56	81	794	955
Semi-detached	8	10	204	174
Row	4	21	217	377
Apartment	211	39	590	742
All	279	151	1,805	2,248

Absorbed Single-Detached Unit Prices

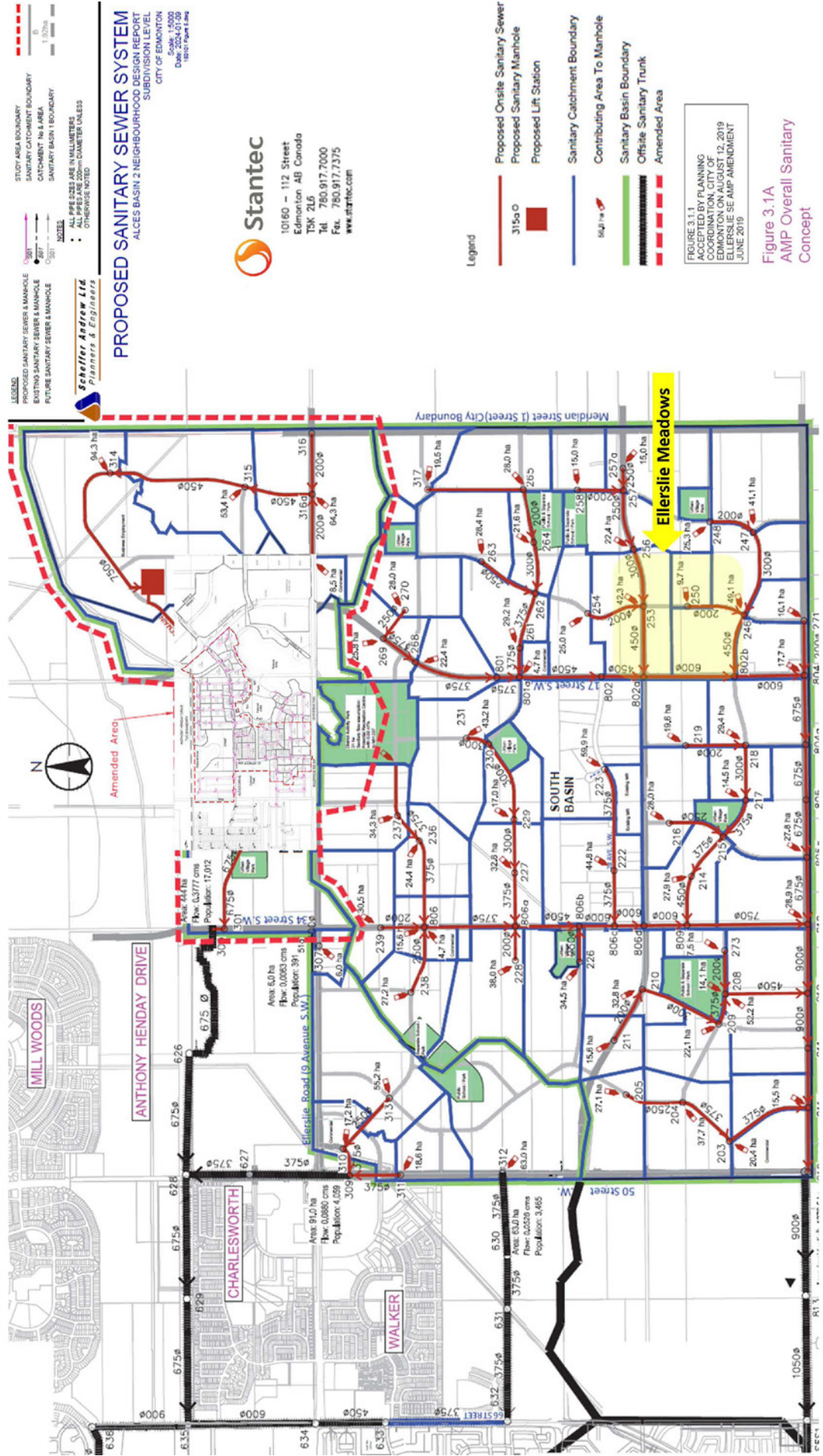
	DEC-25	DEC-24
Average	599,684	667,190

Under Construction by Dwelling Type

	SEP-25	OCT-25	NOV-25	DEC-25
Single	512	454	402	361
Semi-detached	152	158	130	108
Row	190	137	136	102
Apartment	430	425	382	507
All	1,284	1,174	1,050	1,078

Housing Completions by Dwelling Type

	DEC-25	DEC-24	YTD-25	YTD-24
Single	96
Semi-detached	30
Row	38
Apartment	83
All	247

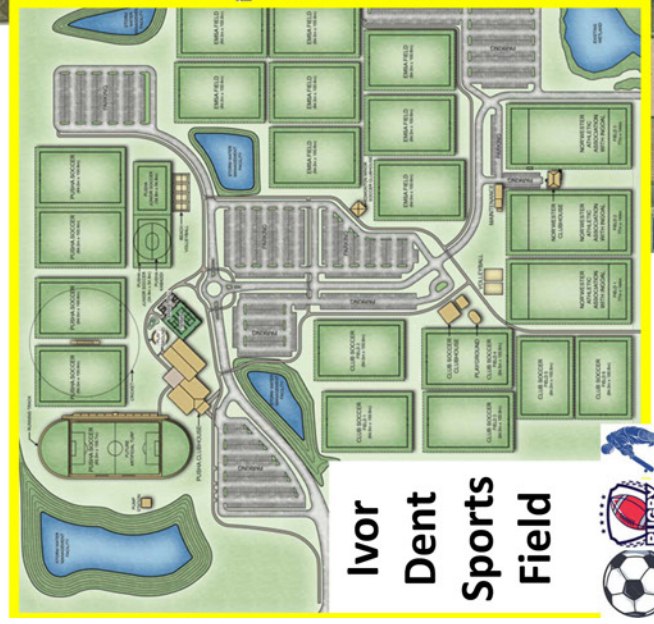
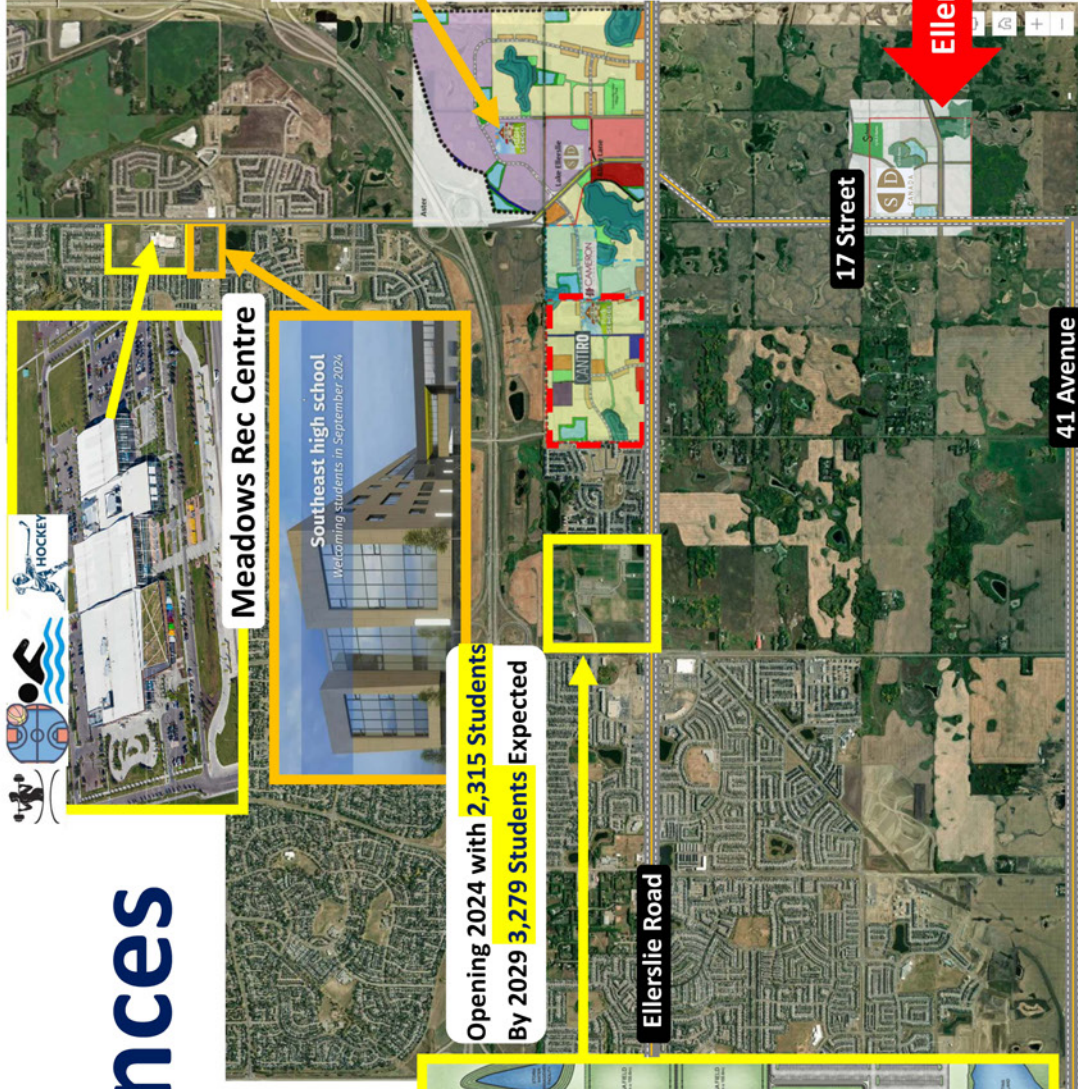


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ELLERSLIE MEADOWS LAND

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Area Influences



**Ivor
Dent
Sports
Field**



Opening 2024 with 2,315 Students
By 2029 3,279 Students Expected

Meadows Rec Centre

Southeast high school
Welcoming students in September 2024



Ellerslie Meadows

17 Street

41 Avenue

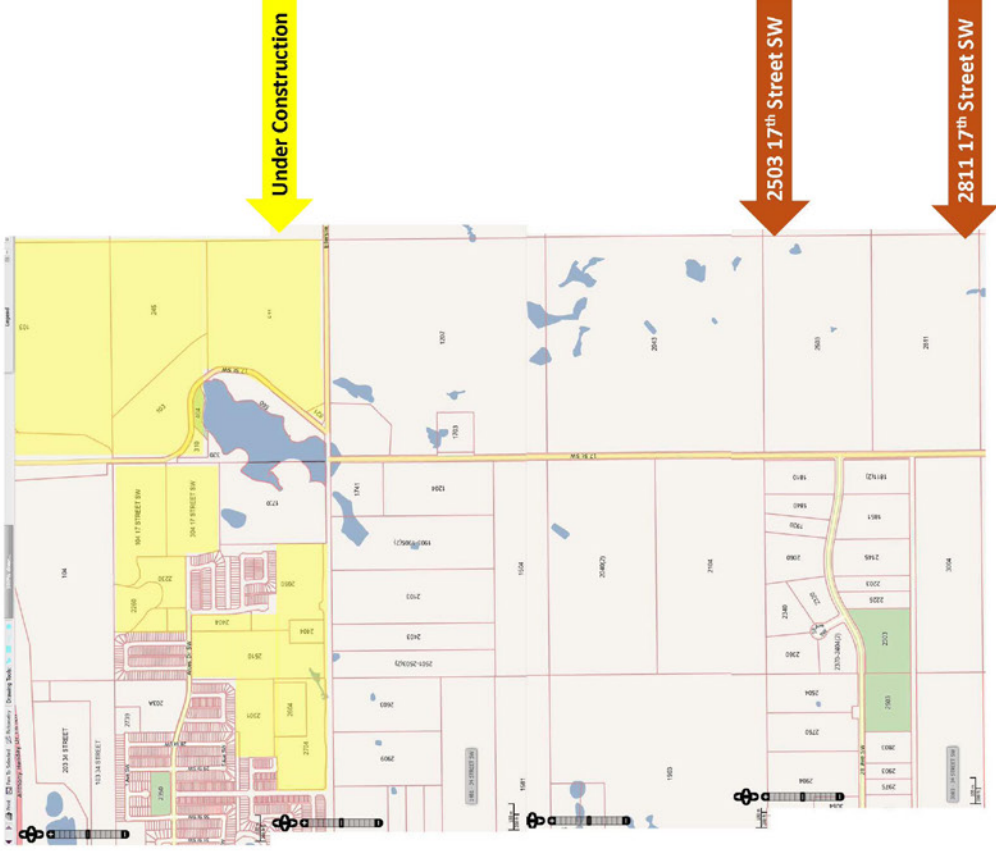
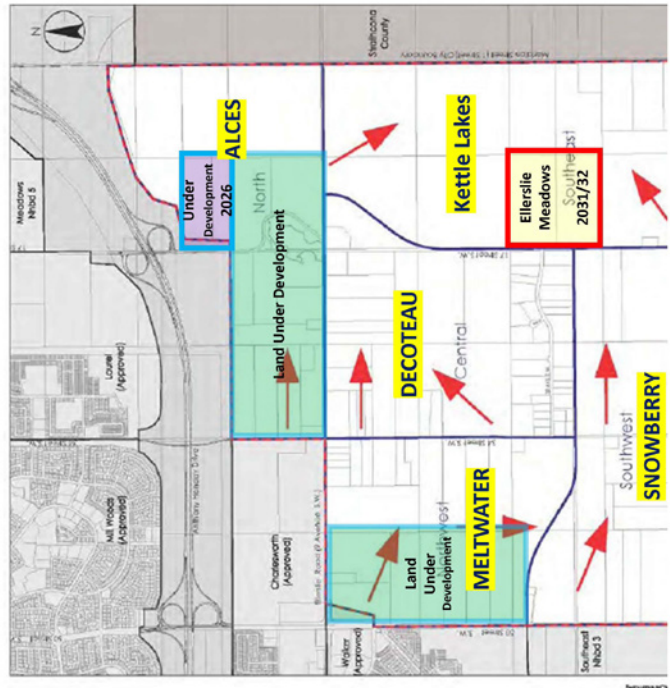
Ellerslie Road

FOR SALE

ELLERSLIE MEADOWS LAND

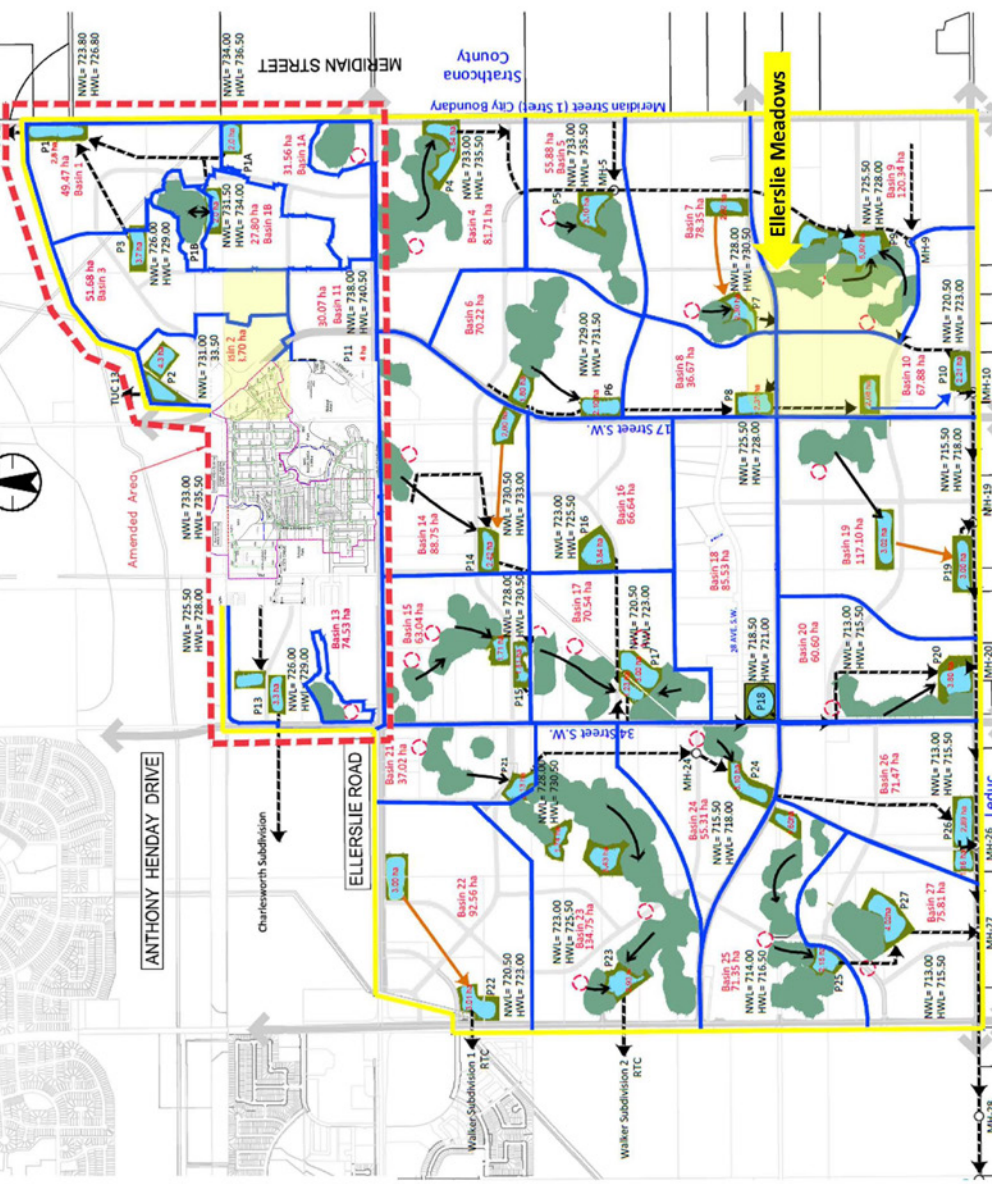
Address:	2503 - 17 STREET SW
Alberta Township Description for Title	Quadrant NW, Section 17, Township 51, Range 23
Lot:	322,965.669 m ²
Area:	Decoteau
Neighbourhood:	
Address:	2811 - 17 STREET SW
Alberta Township Description for Title	Quadrant NW, Section 17, Township 51, Range 23
Lot:	322,827.413 m ²
Area:	Agriculture Zone (AG)
Current Zone:	

Figure 14 - Staging



Client: THE ASP OWNERS GROUP
ELLERSLIE SUMP AMENDMENT JAN 2018
Figure No. 6.1

OVERALL STORMWATER
MANAGEMENT CONCEPT,
BASIN BOUNDARIES AND
PROPOSED OUTFALLS



Stantec
10160 - 112 Street
Edmonton AB Canada
TK 2L6
Tel. 780.917.7000
Fax. 780.917.7375
www.stantec.com

- Legend**
- 51.27 ha Basin 1
 - Storm Basin
 - Amended Area
 - Treatment / Storage Pond for Natural Wetland
 - Natural Wetland Discharge into Pond
 - Pond Outfalls
 - P11 Pond / S/WMF Label and Area
 - Retained Wetland

- LEGEND**
- PROPOSED STORM SEWER & MANHOLE
 - EXISTING STORM SEWER & MANHOLE
 - FUTURE STORM SEWER & MANHOLE
 - STUDY AREA BOUNDARY
 - STORM BASIN 2 BOUNDARY
 - STORM BASIN NATURAL AREA BOUNDARY
 - STORM BOUNDARY
 - CATCHMENT AREA
- Schaffler, Andrew Ltd.
Planners & Engineers

PROPOSED MINOR STORM SYSTEM
ALICES BASIN 2 NEIGHBOURHOOD DESIGN REPORT
SUBDIVISION LEVEL
CITY OF EDMONTON
PROJECT NO. 2018-01-00
DATE: 2024-01-00
ISSUE: Final Report

FOR SALE

ELLERSLIE MEADOWS LAND

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 2503/2811 - 17 Street SW, Edmonton, AB

Legal Address: Quadrant NW, Section 17, Township 51,
Range 23 Meridian 4

Size: 2 x 80 Acres

Zoning: Agricultural Zone (AG)

Possession: Immediate/Negotiable

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com

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Purchase Price: Market

