

FOR SALE

19.72 ACRES (+/-) HORSE HILLS FUTURE RESIDENTIAL LAND

16603-6 Street NW, Edmonton, AB



HIGHLIGHTS

- 19.72 Acres future residential land within the City of Edmonton limits
- Located within the proposed Neighbourhood 1 of the Horse Hill Area Structure Plan
- Current zoning is AG and there is a house on the property with farming land
- Direct access to 167 Avenue with excellent access to Anthony Henday and Manning Drive (HWY 15)

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PROPERTY DETAILS

MUNICIPAL ADDRESS	16603-6 Street NW, Edmonton, Alberta T5Y 6M2
LEGAL DESCRIPTION	Plan: 3514AA; Block: 4
TYPE OF SPACE	Future Residential Land
LAND SIZE	19.72 Acres (+/-)
ZONING	AG (Agriculture)



FINANCIALS

SALE PRICE	\$3,451,000 (\$175,000/acre)
POSSESSION	Negotiable
TAXES (2018)	\$4,749.43

PROPERTY MAP



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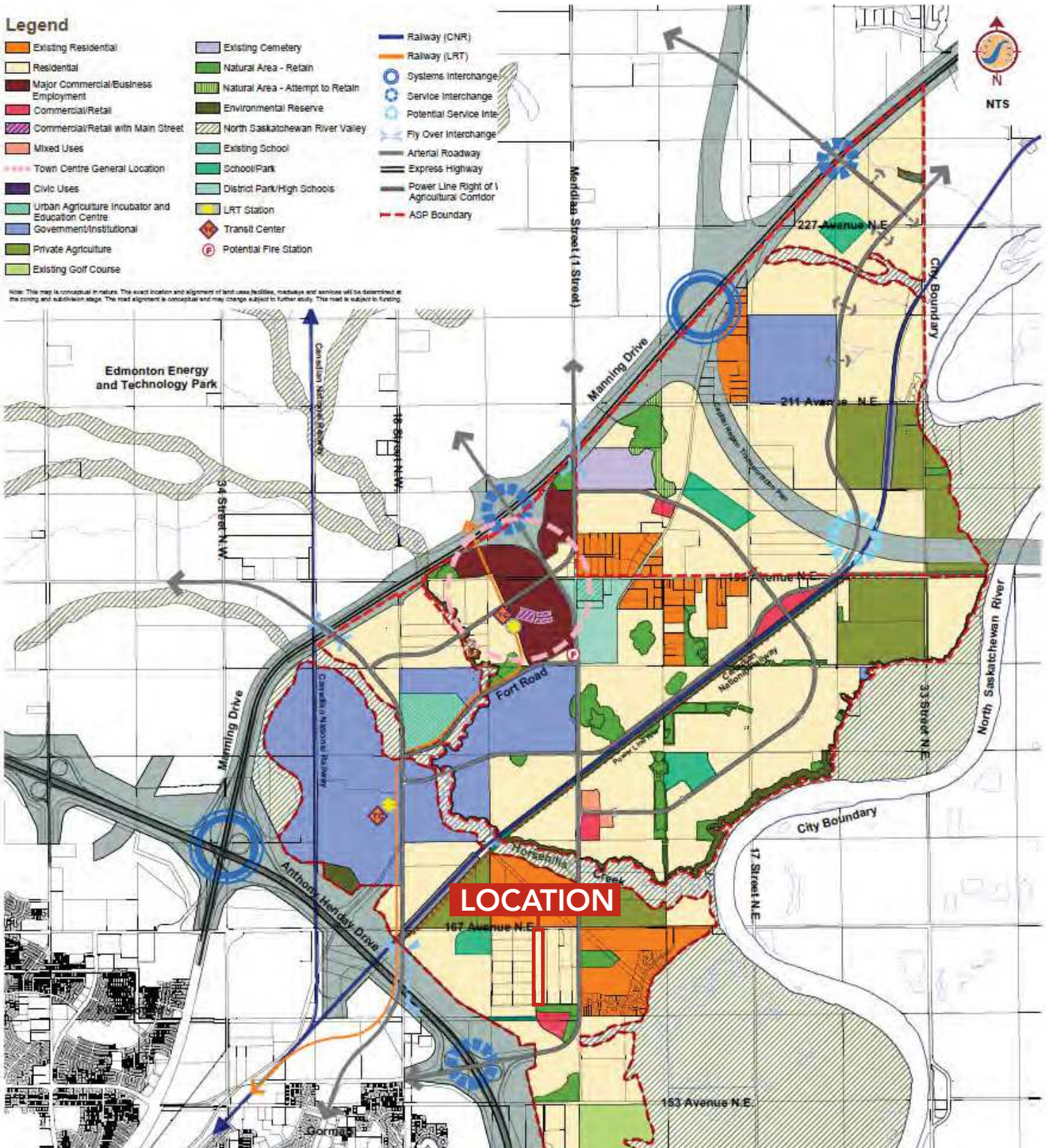
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LAND USE CONCEPT MAP

Legend

- | | | |
|--|----------------------------------|---|
| Existing Residential | Existing Cemetery | Railway (CNR) |
| Residential | Natural Area - Retain | Railway (LRT) |
| Major Commercial/Business Employment | Natural Area - Attempt to Retain | Systems Interchange |
| Commercial/Retail | Environmental Reserve | Service Interchange |
| Commercial/Retail with Main Street | North Saskatchewan River Valley | Potential Service Inte |
| Mixed Uses | Existing School | Fly Over Interchange |
| Town Centre General Location | School/Park | Arterial Roadway |
| Civic Uses | District Park/High Schools | Express Highway |
| Urban Agriculture Incubator and Education Centre | LRT Station | Power Line Right of l Agricultural Corridor |
| Government/Institutional | Transit Center | ASP Boundary |
| Private Agriculture | Potential Fire Station | |
| Existing Golf Course | | |

Note: This map is conceptual in nature. The exact location and alignment of land use facilities, roadways and services will be determined at the zoning and subdivision stage. The road alignment is conceptual and may change subject to further study. The road is subject to funding.



LOCATION



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