

# FOR SALE

## CAMBRIAN CROSSING RESIDENTIAL DEVELOPMENT LAND North of Highway 16 & West of Highway 21, Strathcona County, AB



### HIGHLIGHTS

- 68.69 acre ± parcel within approved Area Structure Plan
- Development currently underway
- Adjacent to Rohit & Mattamy Homes
- Area to hold 4,750 households and accommodate 11,000+ residents

### CONTACT

#### ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

[eric@royalparkrealty.com](mailto:eric@royalparkrealty.com)



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)



Property Information & Financials

MUNICIPAL ADDRESS	Hwy 16 & Hwy 21, Strathcona County, AB
LEGAL DESCRIPTION	4; 23; 53; 13; SE
CURRENT ZONING	AD (Agriculture: Future Development)
PROPOSED ZONING	Residential, Institutional
SITE AREA	68.69 Acres ±
ASP	<a href="#">Cambrian Crossing</a>
SERVICES	In progress (details available upon request)
OFFSITE LEVIES	\$123,266.63/acre (2023)
PROPERTY TAXES	\$181/annum (2023)
POSSESSION	Negotiable
SALE PRICE	\$15,000,000 (\$218,372/acre)

Additional Features

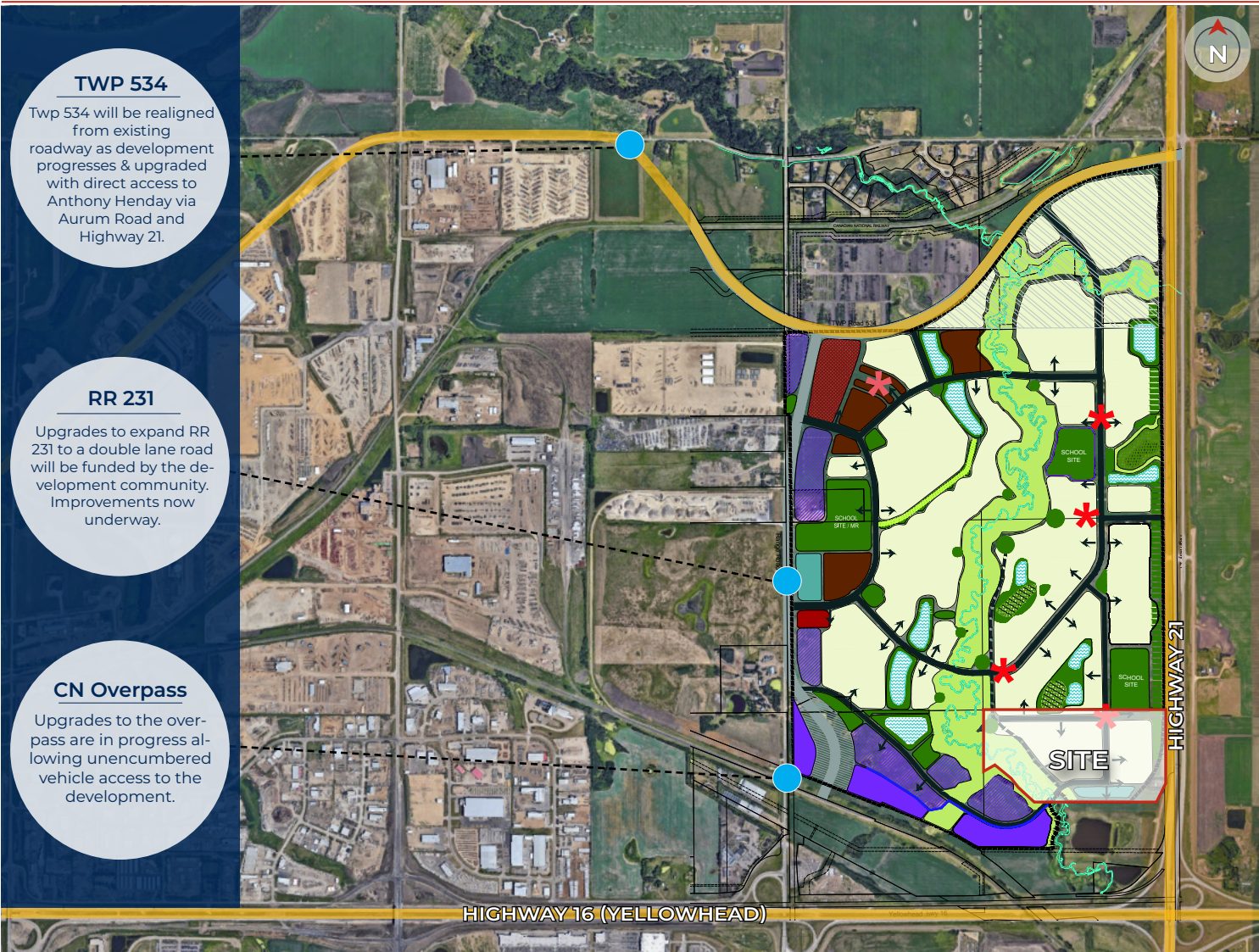
- Land is located within the approved Cambrian Crossing Area Structure Plan
- Home to a future 11,000+ residents
- Nearby commercial/industrial services
- Oldman Creek runs along the south boundary of the property, providing appealing natural features and premium pricing for residential lots



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4  
[royalparkrealty.com](http://royalparkrealty.com)

# Area Structure Plan | Cambrian Crossing



**LEGEND - Development Concept Plan**

Residential	Stormwater Facility	Possible Access Point
Medium Density Residential	Retained Wetlands	Top of Bank Road
Business Employment	Ravine Park	Arterial Roadway
Light Industrial	Greenway 21	Collector Roadway with Boulevard
Institutional	Park/ School Site	Collector Roadway
Arterial Commercial	Environmental Reserve	Eco-Industrial Right-of-Way
Community Commercial	Bioswale	Arterial ROW
ASP Boundary	Further Studies Required at Rezoning Stage	Mixed Use Node
		Main Street

Cambrian is a leading edge, sustainable community uniquely integrated for living, working, learning, playing and relaxing.

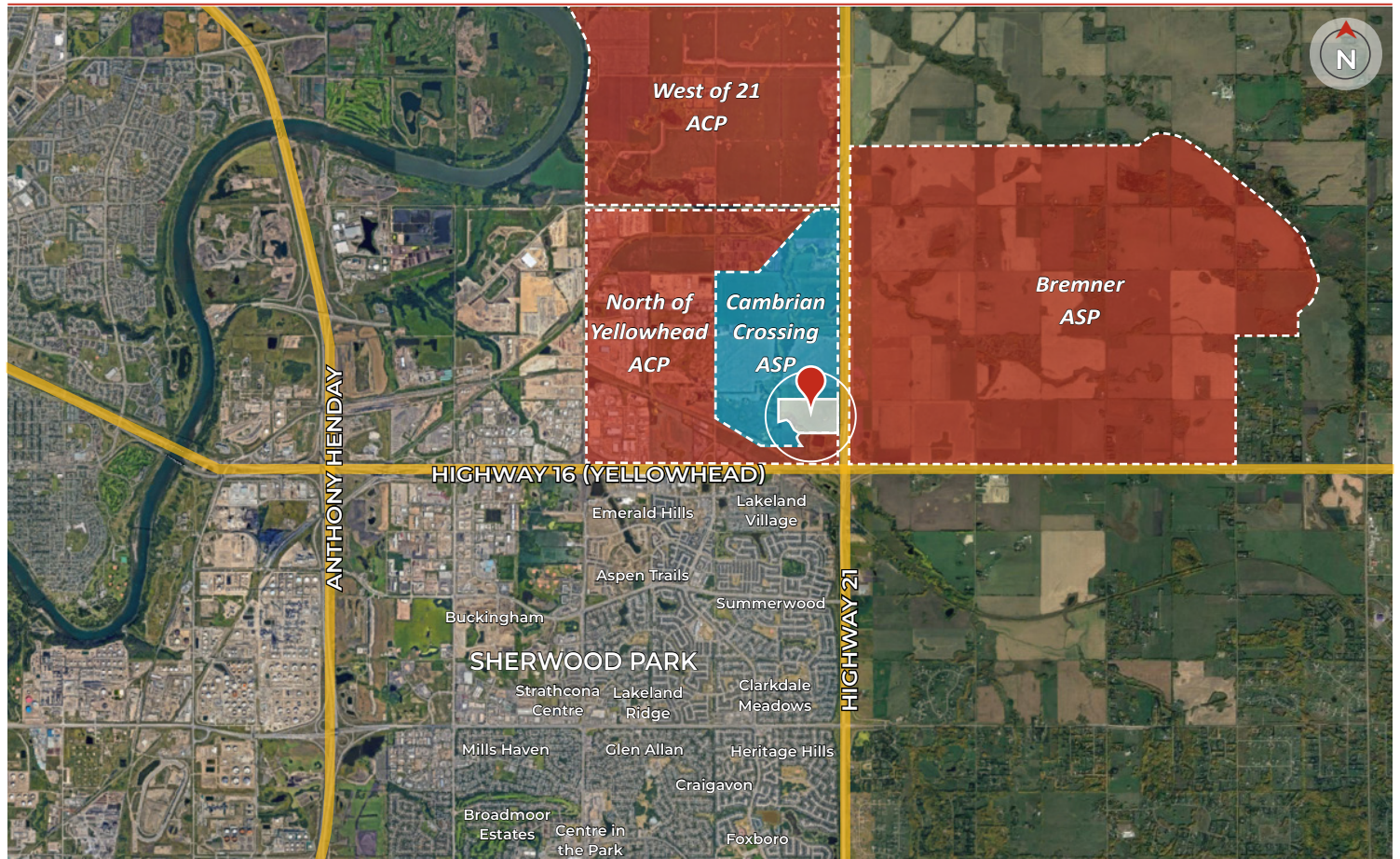


**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

## Property Location | Cambrian Crossing



### Sherwood Park Demographics

98,381



Population

\$160,655



Average Income

1.4 Million



Market Area Pop'l

39



Average Age

### Quality Based on **Results**, Not **Promises**.



#### ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com