# FOR SALE

# CAMBRIAN CROSSING RESIDENTIAL DEVELOPMENT LAND

North of Highway 16 & West of Highway 21, Strathcona County, AB




## Residential Development Land in Sherwood Park

Royal Park Realty is pleased to present 68.69 acres ± of residential development land in Cambrian Crossing, Sherwood Park's newest community. This area is projected to accommodate approximately 5,350 households, 12,000 residents, and is currently under construction by Rohit and Mattamy.


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

# **Property Highlights |** Cambrian Crossing Development Land




## COMMUNITY HIGHLIGHTS

- **Mixed-Use Community:** Walkable design where residents can live, work, play, and learn.
- **Scenic Trails:** Oldman Creek borders the south, offering 8km of ravine trails for nature enthusiasts.
- **Premium Lots:** Creekside location adds natural appeal and premium pricing potential.
- **Family-Friendly:** Multiple parks and playgrounds for children and families.
- **Convenient Amenities:** Minutes from Emerald Hills Shopping Centre and Leisure Centre.
- **Business Access:** Close to commercial and industrial services.
- **Prime Connectivity:** Easy access to major thoroughfares.

## Property Details & 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** | Cambrian Crossing |
| **SERVICING** | In progress |
| **OFFSITE LEVIES** | $161,000/acre |
| **POSSESSION** | Negotiable |
| **SALE PRICE** | **Market** |

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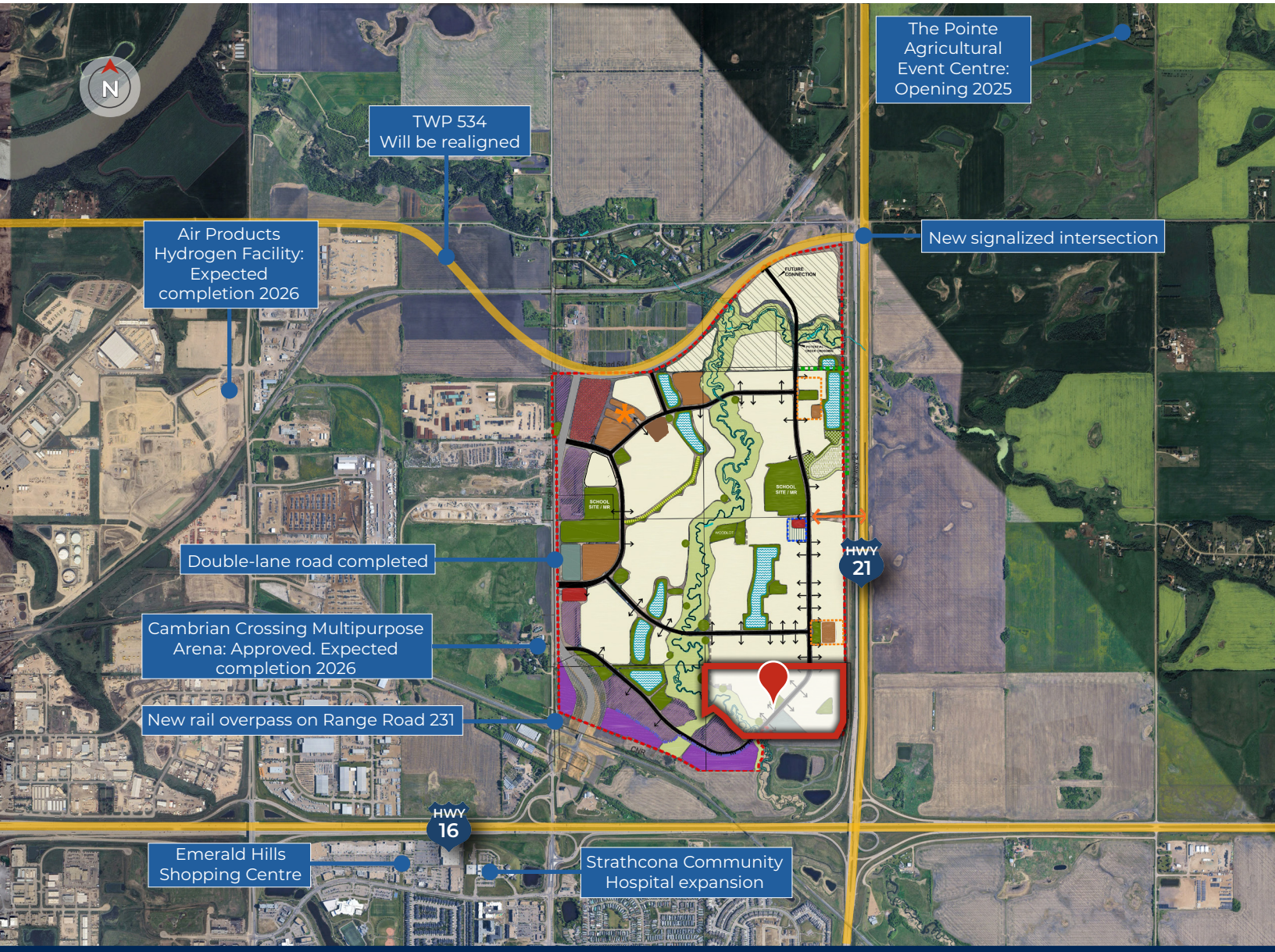
# **Development Concept |** Cambrian Crossing Development Land




## Cambrian Crossing ASP - Development Concept Plan

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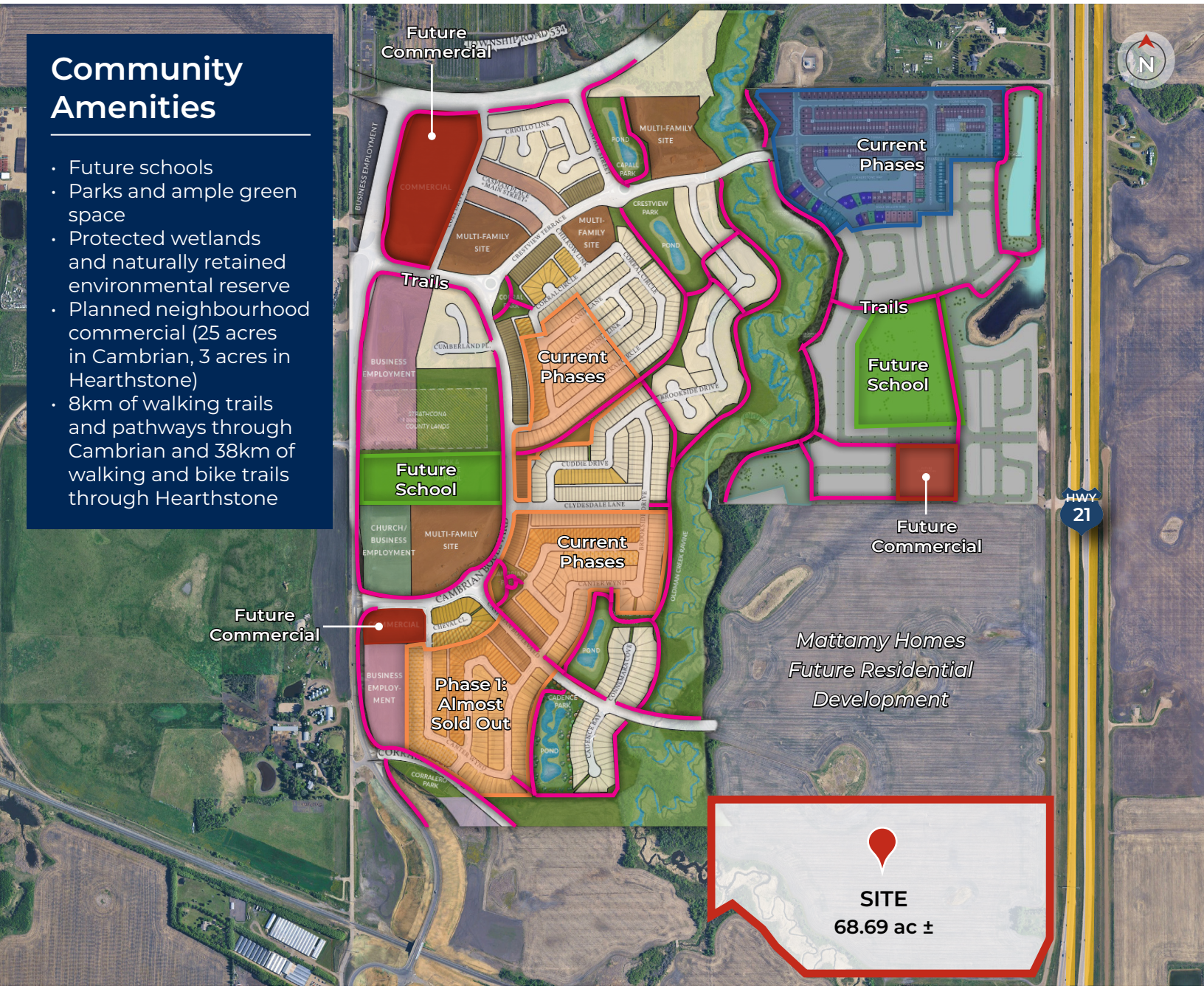
# **New Communities |** Cambrian Crossing Development Land

## Community Amenities

- Future schools
- Parks and ample green space
- Protected wetlands and naturally retained environmental reserve
- Planned neighbourhood commercial (25 acres in Cambrian, 3 acres in Hearthstone)
- 8km of walking trails and pathways through Cambrian and 38km of walking and bike trails through Hearthstone




## Cambrian

Rohit

COMMUNITIES | Bold Goes Further

Rohit's Cambrian is an established and growing residential community in Sherwood Park, with a substantial number of occupied homes and ongoing construction. The development features a mix of single-family homes and duplexes, with additional residential phases planned.

## Hearthstone

mattamyHOMES

Mattamy's Hearthstone is a growing 320 acre residential community in Sherwood Park, with homes occupied and construction ongoing. The development features a mix of townhomes, duplexes and single-family homes, along with parks, walking trails and recreational amenities.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# **Staging Plan |** Cambrian Crossing Development Land













## Area Demographics:

- Total Population: 103,829 *(Urban: 73,000, Rural: 27, 362)*
- Total Households: 37,000
- Avg Household Size: 2.6
- Avg Household Income: $165,000
- Median Age: 42

**Above statistics from the 2024 Strathcona County Census Results Summary*

## Drive Times:

- Emerald Hills Shopping Centre: 6 Minutes
- The Pointe Agricultural Event Centre: 9 Minutes
- Millennium Place: 10 Minutes
- Downtown Edmonton: 20 Minutes
- South Common: 25 Minutes


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# **Development Land For Sale |** Cambrian Crossing, Sherwood Park, AB




*Investing in Cambrian Crossing offers a prime opportunity due to its strategic location and development potential. Spanning approximately 68.98 acres, this residential land is part of Sherwood Park's newest community, designed to accommodate around 5,350 households and 12,000 residents. Its walkable, mixed-use layout encourages living, working, and recreation, enhancing its appeal for both residents and businesses. With convenient access to major roads and strong demand for housing in the region, Cambrian Crossing is well-positioned for long-term appreciation and growth.*

## CONTACT OUR TEAM:



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