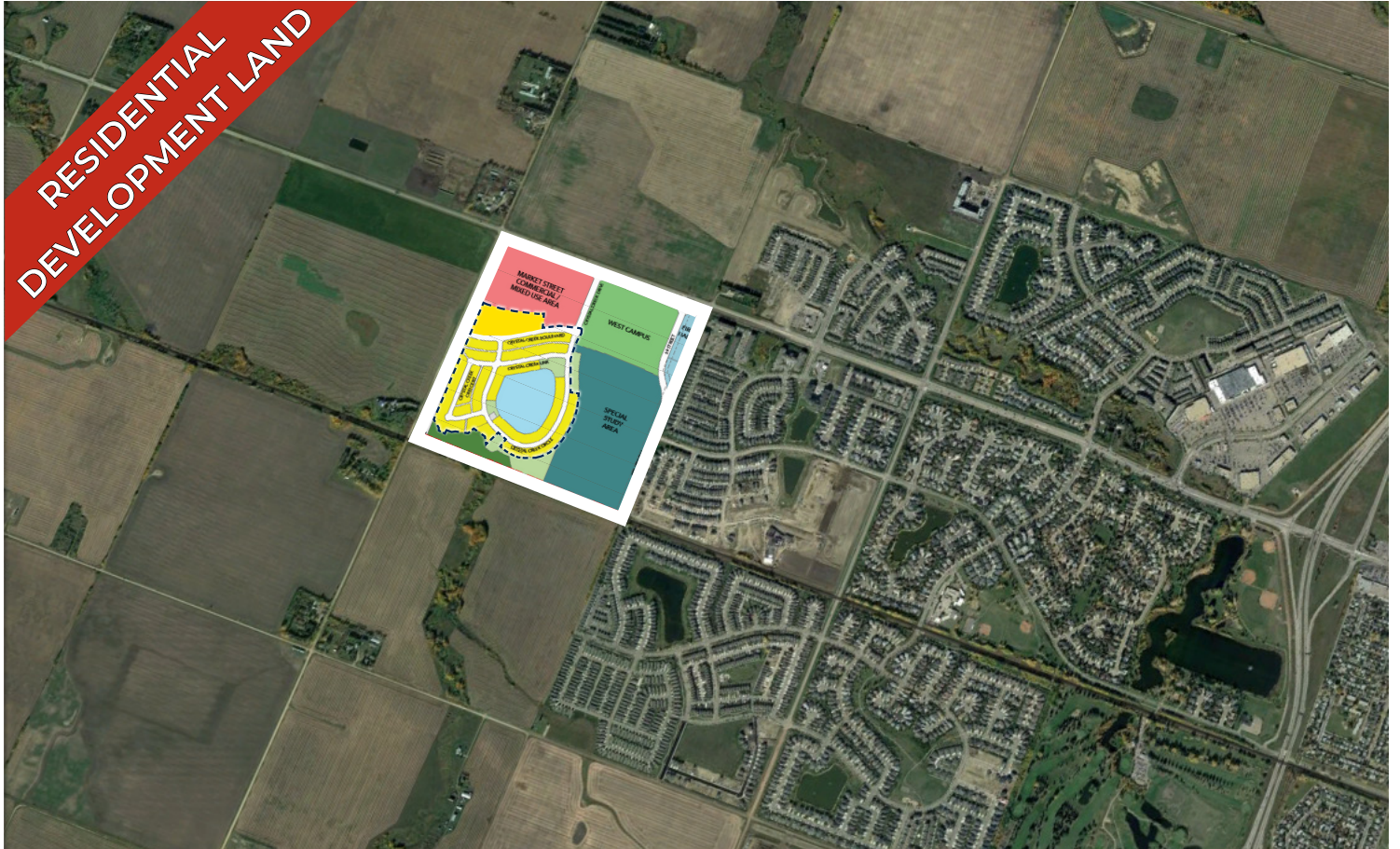


FOR SALE

LEDUC DEVELOPMENT LAND

SW Corner of 50 Avenue & 69 Street, Leduc, AB

RESIDENTIAL
DEVELOPMENT LAND



HIGHLIGHTS

- 43.54 acres +/- of net developable land
- Area Structure Plan is complete
- Adjacent to recently operational Leduc Fire House 2
- New high school currently under construction

CONTACT

ERIC STANG

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REALTY™

T 780.448.0800 F 780.426.3007
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Overview | Crystal Creek - Residential Development Land



Property Information & Financials

LOCATION	SW Corner of 50th Ave and 69 Street, Leduc, AB
PROPERTY TYPE	Residential Development Land
SITE AREA	43.54 Acres ±
ASP	West Area Structure Plan
SERVICES	At property
OFFSITE LEVIES	\$79,484/ acre (2022)
SALE PRICE	Market

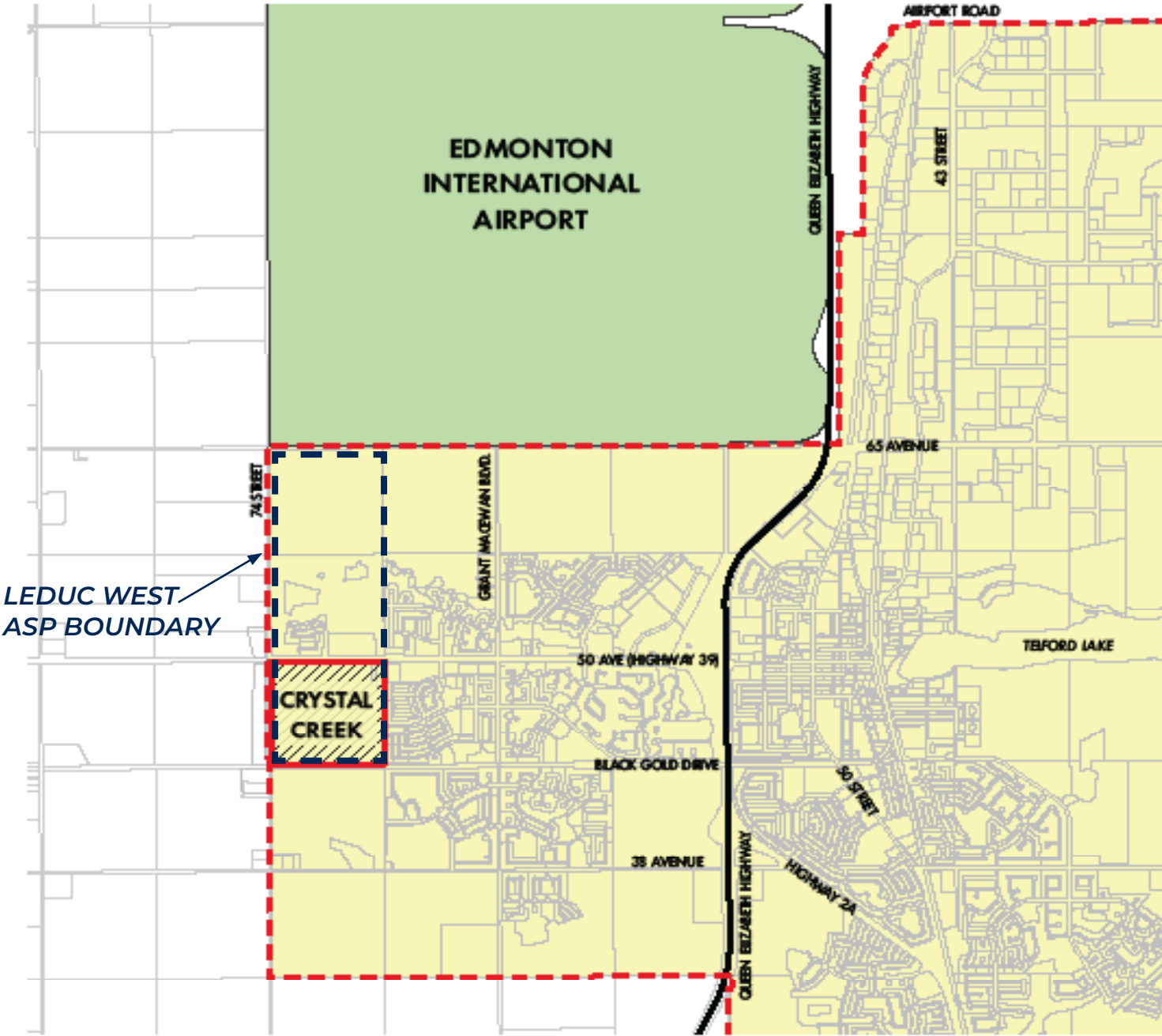


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Location Plan | Crystal Creek - Residential Development Land

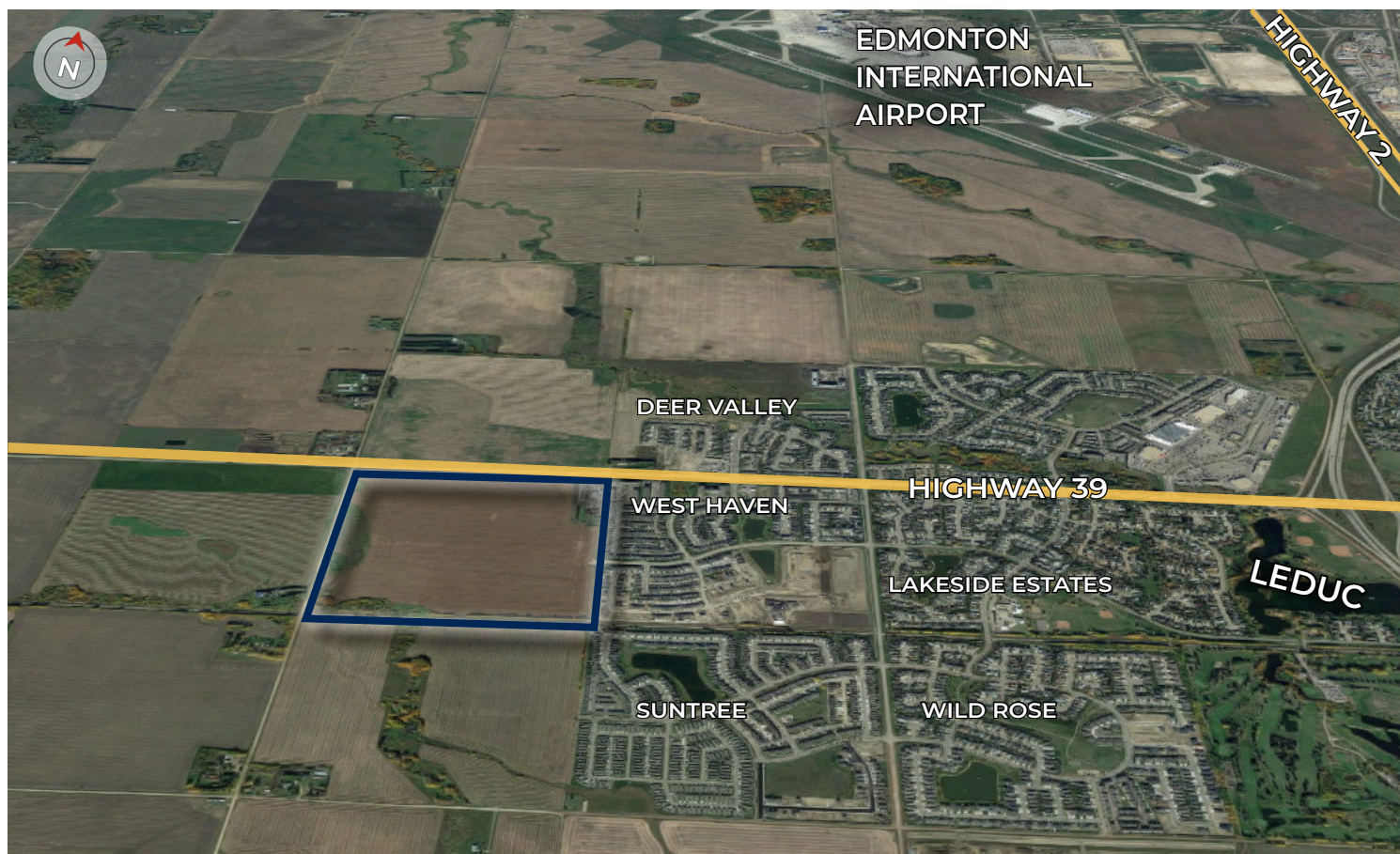


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Location Plan | Crystal Creek - Residential Development Land



ADDITIONAL FEATURES

- Independent Grocers and Shopper's Drug Mart adjacent to the development
- Municipal and environmental reserves are designed
- Commercial development in place
- Storm pond and road allowance has been allocated to the city
- Sports field construction in 2023

LEDUC

Population: 34,094

Number of Households: 12,965

Average Household Income: \$101,910

Major Roadways:

- Highway 2
- Highway 39/50 Avenue
- Sparrow Drive
- 45 Street
- Airport Road



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Crystal Creek - Residential Development Land



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



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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.



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