

JUDICIAL SALE

PRIME RESIDENTIAL & MIXED-USE DEVELOPMENT OPPORTUNITY

New Sarepta, AB



Highlights

- 24.46 acres ± of fully serviced, development-ready land
- Outline Plan approved; flexible zoning
- Immediate access to Highway 21
- Established community with schools, recreation, and amenities
- Located in the path of continued south Edmonton regional growth

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ROYAL PARK
REALTY™

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JUDICIAL SALE | 24.46 Acres ± Development Land in New Sarepta, AB



Strategic. Connected. Ready to Develop.

An exceptional opportunity to acquire 24.46 acres of development-ready land located within the Town of New Sarepta, one of Alberta's most strategically positioned growth communities. This is the only residential and commercial development site in New Sarepta at the ready stage, offering immediate upside for builders, developers, and investors.

Property Details & Information

MUNICIPAL ADDRESS	New Sarepta, Alberta
LEGAL DESCRIPTION	Plan: 2320306; Block: 1; Lot: 2A
ZONING	RU3 (Residential Multi-Family District)
SITE AREA	24.46 acres ±
SALE PRICE	\$635,000 (\$25,961 per acre)
PROPERTY TAXES	\$967.39/annum



[Click here for the New Sarepta Area Structure Plan](#)

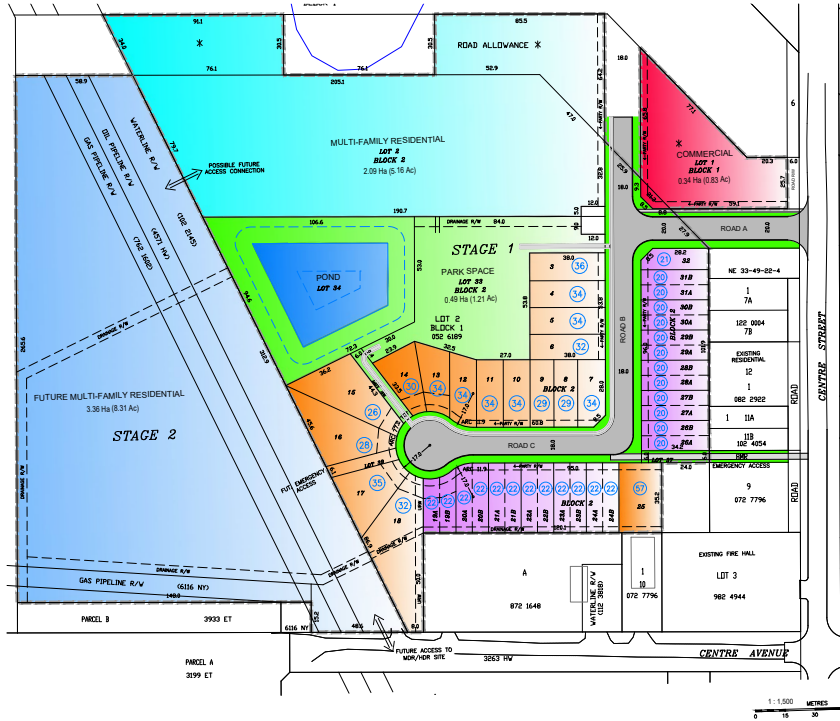


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DEVELOPMENT CONCEPT PLAN



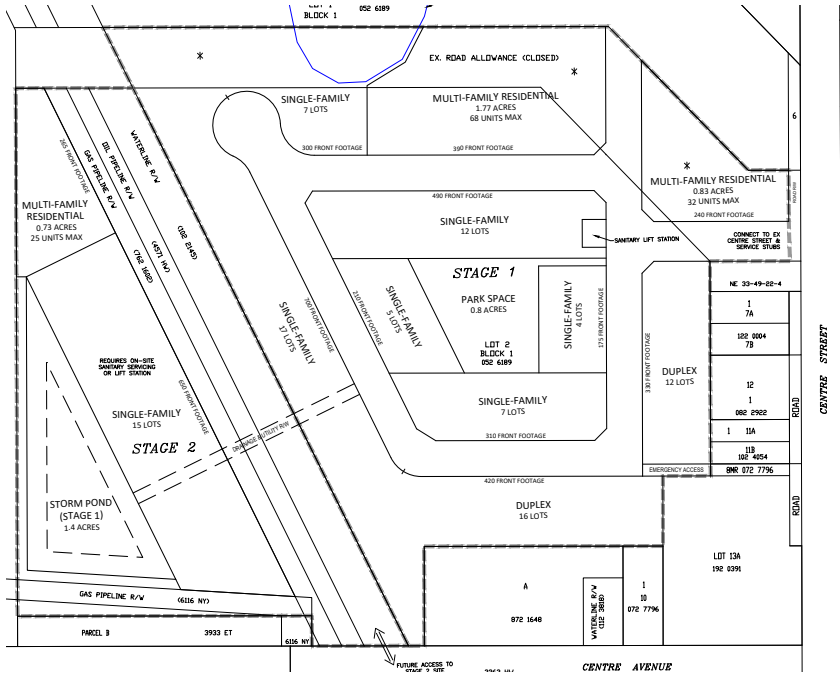
LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- SINGLE DETACHED LOT
- SEMI-DETACHED LOT
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL (FUTURE)
- COMMERCIAL
- PARK SPACE
- POND
- HOUSE WIDTH (feet)
- LOT DIMENSION (metres)

ADDITIONAL INFORMATION

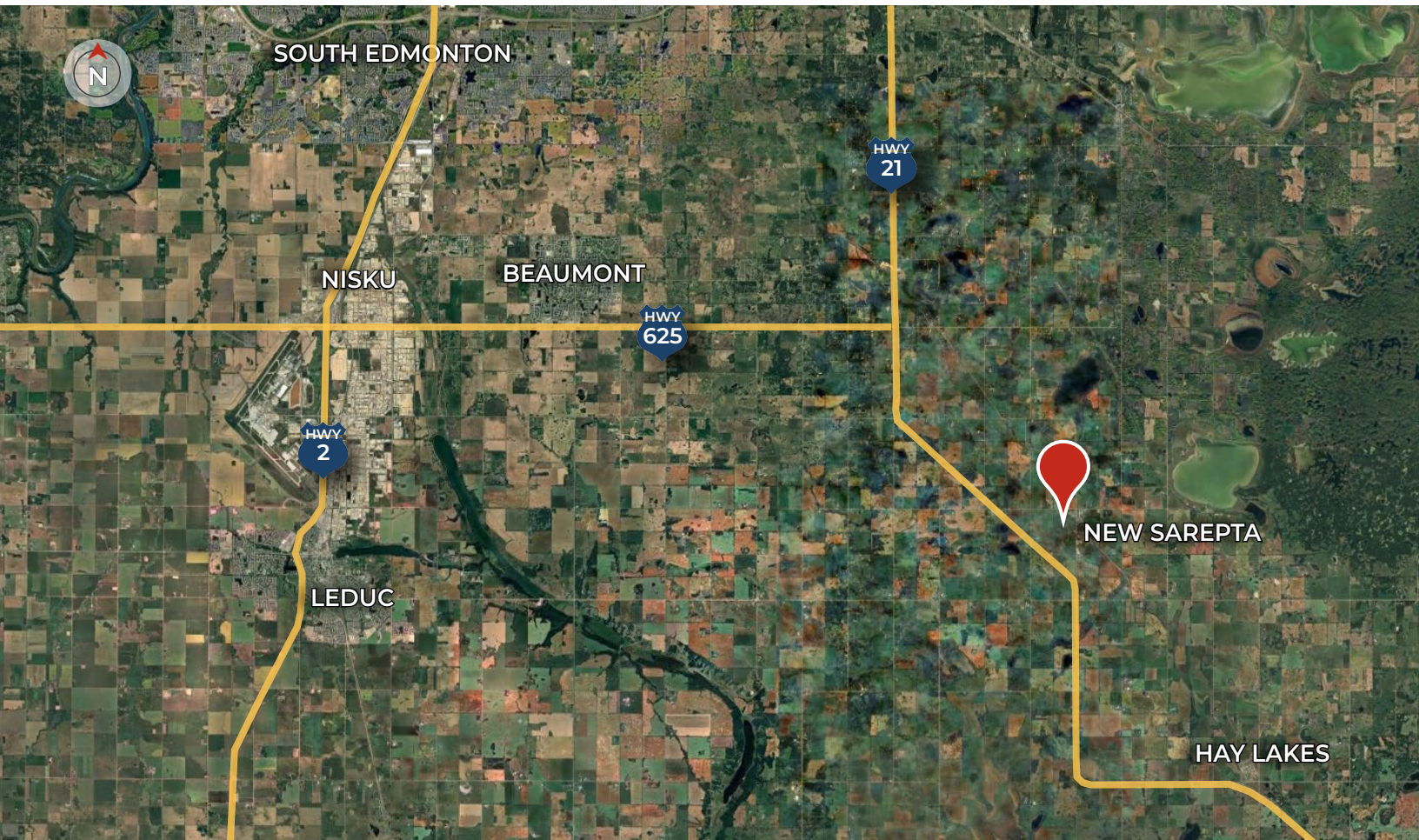
- Outline Plan Approved
- Engineering may proceed once the purchaser customizes the site layout
- The construction can be staged with minimal offsite improvements required
- Approved zoning allows for Commercial, Single-family, Duplex, and Multi-family residential development
- The optional layout (residential only) generates 67 single-family lots, 28 duplex lots, and 125 multi-family units
- Strong opportunity for aging-in-place or seniors housing, particularly on the high-density multi-family parcels
- Located within the Town of New Sarepta, governed by Leduc County

CONCEPT SITE PLAN



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Planned for Growth

Majority of Edmonton region growth continues to trend south, placing New Sarepta in a prime path of development. Strong opportunity for aging-in-place or seniors housing, particularly on the high-density multi-family parcels.

CONTACT OUR TEAM:



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