

FOR SALE

160 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Purchase Price | **\$138,000/Acre**
\$22,080,000

311 Ellerslie Road SW, Edmonton, AB

MERIDIAN POINT

Property Highlights

- Future Residential Land
- Decoteau Area Structure Plan
- Vendor Financing Available
- Fastest Growing Region in Greater Edmonton
- Estimated to be under development in 2025/2027
- Located within 3 km of Meadows Community Recreation Centre and 3 km of Ivor Dent Sports Park
- Easy Access to the Anthony Henday

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Meridian Point

Residential Development Review May 2022



Development Starts in North Decoteau here → Spring 2022 Charlesworth Neighborhood and Land Surrounded by white line belongs to same developer. The first Land in the Decoteau ASP will Start Development 2022

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Decoteau Area Structure Plan

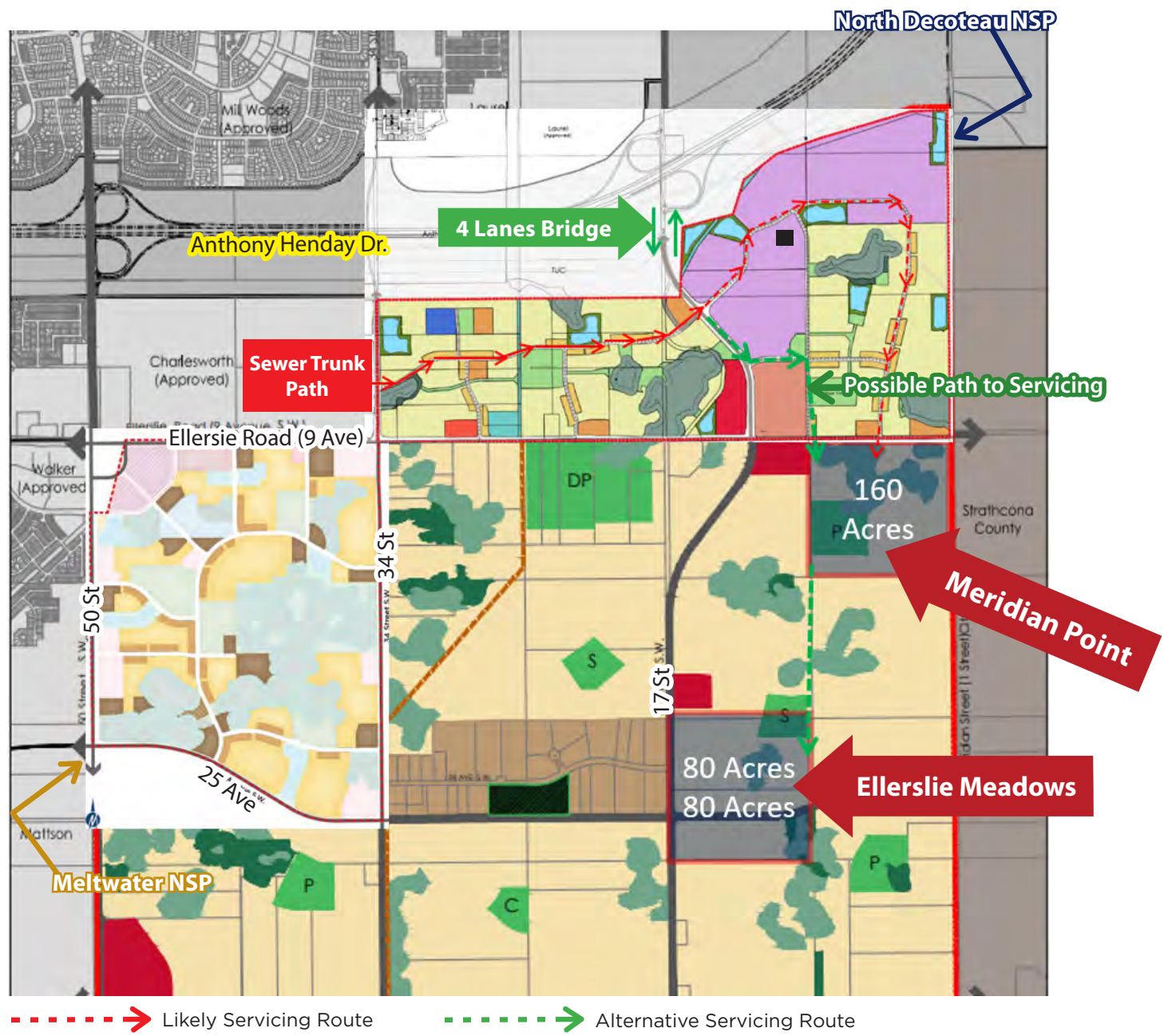
Land-Use Concept

Legend

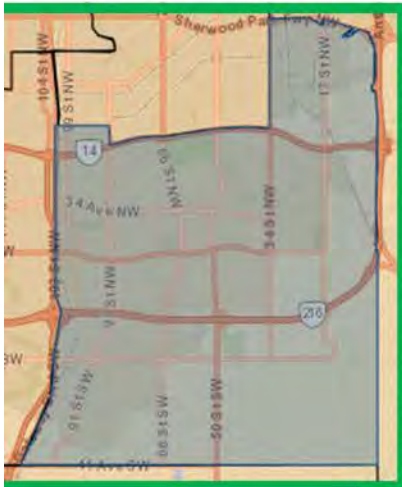
- - - NSP Boundary
- Low Density Residential
- Low Density Residential (St. Oriented)
- Medium Density Residential
- Commercial/Residential Mixed Use
- Community Commercial
- Potential Development Area (MDR)
- Neighbourhood Commercial
- Institutional
- Business Employment
- Stormwater Management Facility
- Natural Area (ER)
- Natural Area (MR)
- Existing Park (MR)
- P School & Community Park (Public)
- S School & Community Park (Separate)
- DP District Activity Park
- C Community Park
- Park / Linear Park
- Public Utility
- Potential Future High School
- Arterial Roadway
- Collector Roadway
- Enhanced Local Road

Sewer Trunk Path

Development (Roads & Service) will Follow the Sewer Trunk Path this will bring good road access to 17th Street and Lot Buyers speeding up Lot Sales.



- - - → Likely Servicing Route - - - → Alternative Servicing Route



Canada Mortgage and Housing Corporation
CMHC SCHL

Southeast Edmonton JUL-22

Single	719
Semi-detached	80
Row	148
Apartment	693
All	1,640

Lot Sales August 25 2022

264 Lots Remain

80 Acre Nursery ongoing Business

Sold in 20 Months
389 Residential Lots
More than 347 Low-rise
4 Acres Commercial

34 Lots Remain

Before the end of 2023
the Aster
Neighborhood will be
the neighborhood with
inventory.

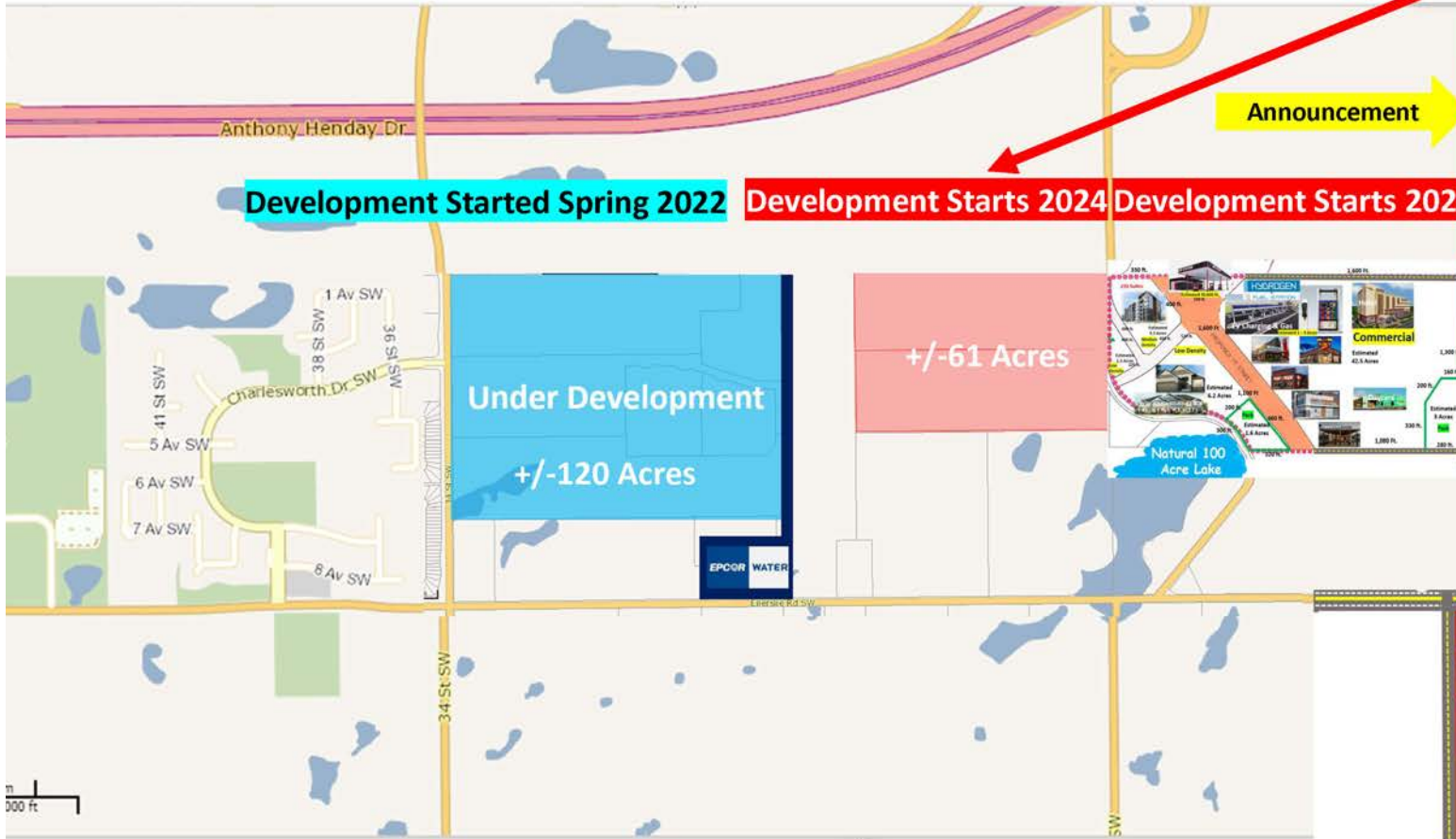
164 Lots Remain

Development Starts 2024
61 Acres
Over 120 Acres
. Spring 2022 .

NEXT GREAT OPPORTUNITY

Meridian Point
160 Acres
Single & Duplex 882
Row 278
Low-rise/etc. 320





Alces

Alces
 Cameron Communities Alces parcel is 61 acres and located in the North section of the South East Urban Growth Area ASP boundary. This area is projected to eventually house 69,000 people and is estimated to produce 600 single family housing starts per year based on the city's current demand. Cameron Communities believes development of it's proposed 365 lots will commence in 2024, with a four year time frame to completing the development.



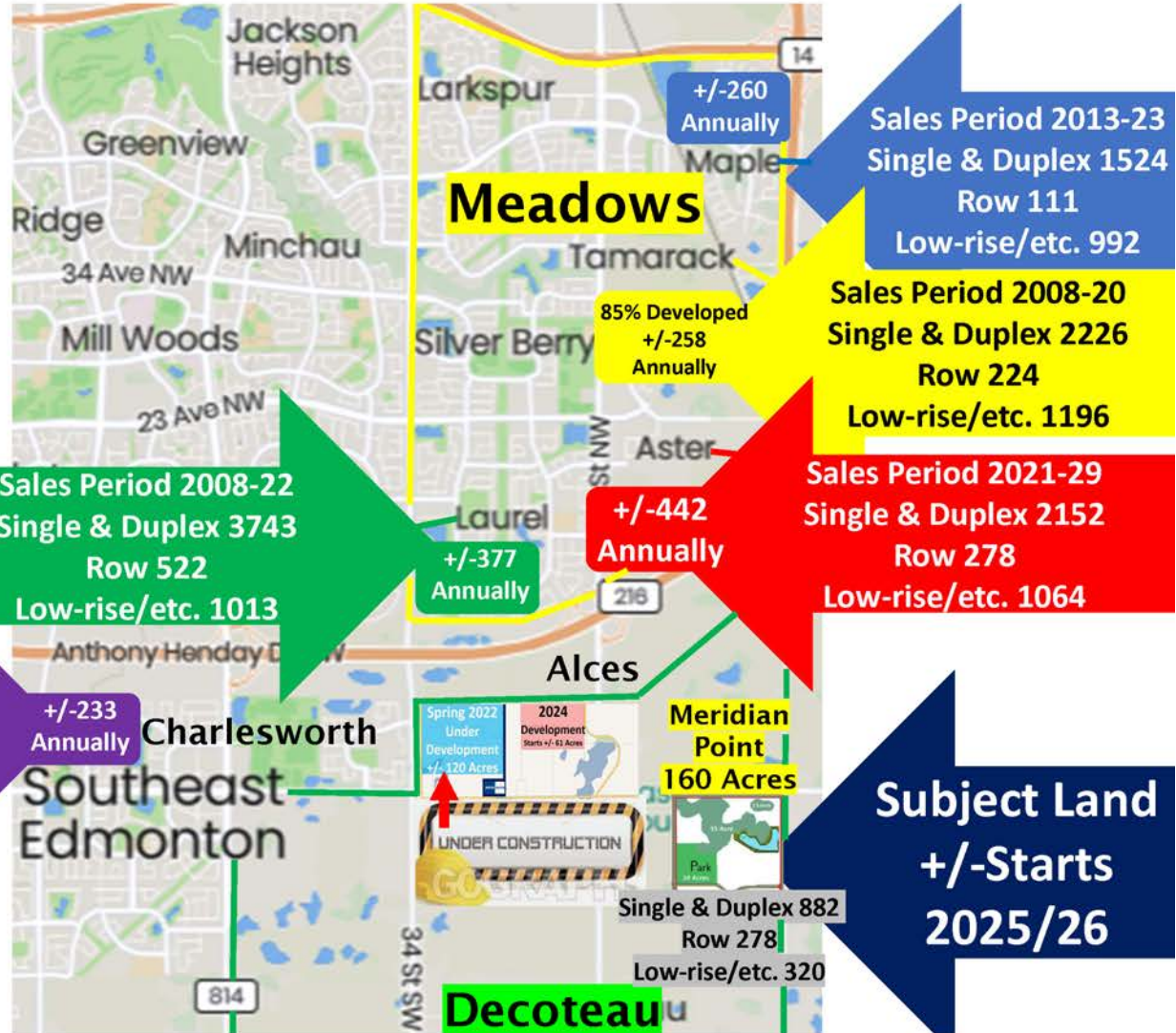
0 100 200 ft

The Sales of the Meadows is Concluding!

Only 1 neighborhood will be for sale after 2023 (Aster) which is selling faster than any S.E. Edmonton Neighborhood...

Decoteau Development has Started Spring 2022!

More Than 1200 Homes have Sold Annually within 5Km of Site



Meridian Point Available at \$128,800/Acre

FOR SALE

Meridian Point

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Property Information

Municipal Address: 311 Ellerslie Road SW, Edmonton, AB

Legal Address: Quadrant NE, Section 20, Township 51,
Range 23 Meridian 4

Size: 160 Acres (+/-)

Zoning: Agricultural Zone (AG)

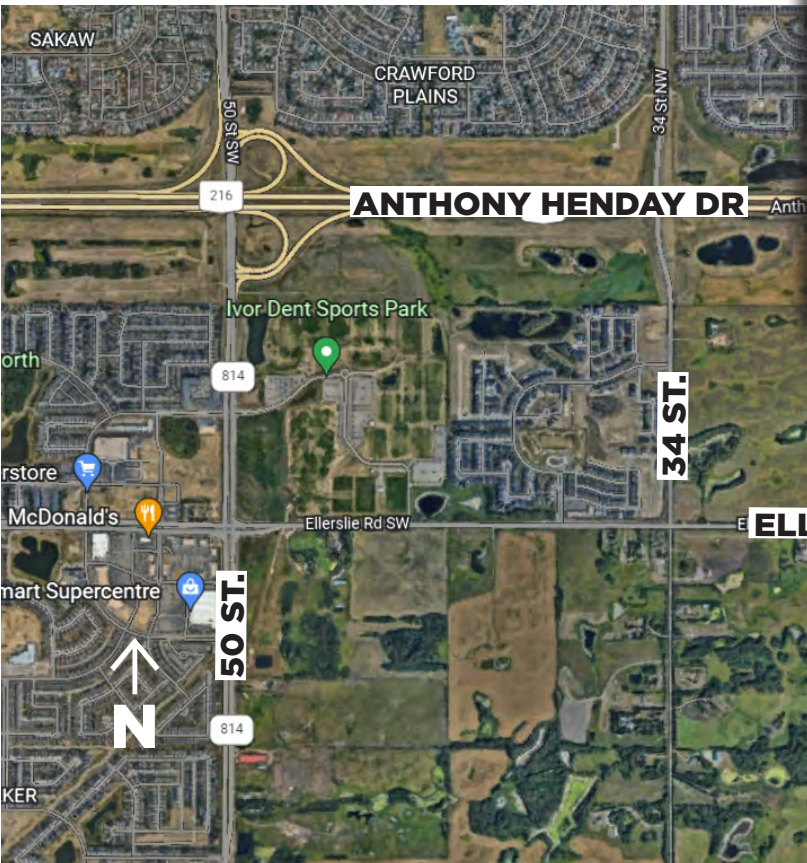
Possession: Immediate/Negotiable

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Purchase Price: \$22,080,000 (138,000/AC)

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