



FOR SALE
± 17.27 ACRES

RESIDENTIAL CREEK FRONT SITE

16820 - 41 Avenue SW, Edmonton, AB

Property Highlights

- Basis conversations with the City of Edmonton, medium density zoning would likely be approved by Council to promote the City's vision of higher density.
- Overlooking Edmonton's stunning Whitemud Creek to the east and Edmonton's future park to the north in the prestigious Windermere neighborhood
- Potential stand alone medium density multi family site
- Within Edmonton's Glendriding Ravine Neighborhood
- Structure Plan. [Click here for more information](#)
- Minutes from the Anthony Henday
- Strategically located on the corner of 170 Street SW & 41 Avenue SW

\$3,750,000.00

SALE PRICE

\$217,139.55

COST PER ACRE

[View Google Map Location](#)

[View Google Street View](#)

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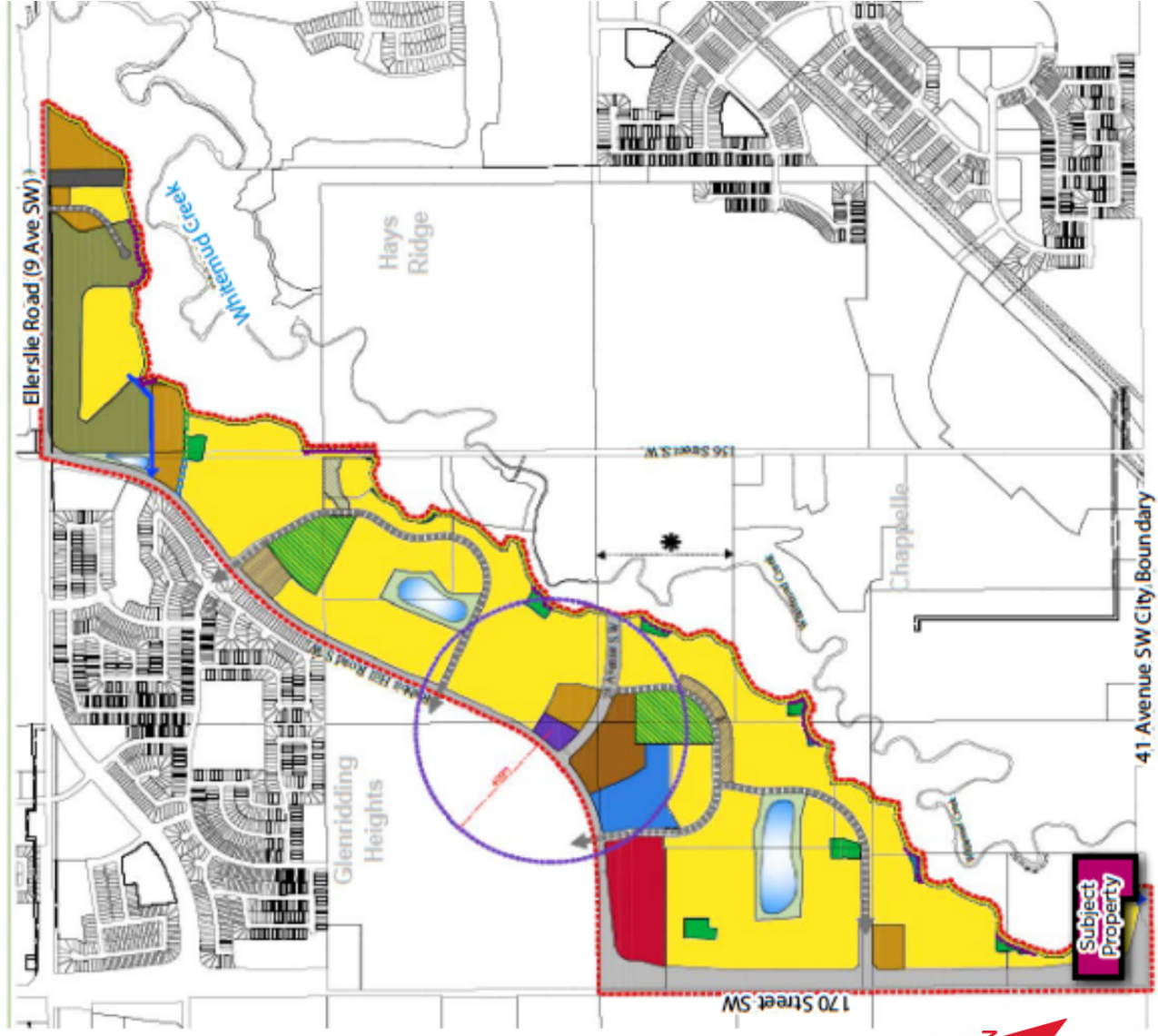
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Glenridding Ravine NSP Land-Use Concept

Legend

-  Potential Medium (or low) Density Residential/Stand Alone Multi-site
-  Single/Semi-Detached Residential
-  Row Housing
-  Low Rise/Medium Density Housing
-  Medium Rise/High Density Housing
-  Community Commercial
-  Transit Centre
-  Park
-  Urban Village Park
-  Existing Golf Course/Club House
-  Environmental Reserve Easement
-  Greenway (ROW)
-  Greenway (MR)
-  Stormwater Management Facility
-  Public Upland Area
-  Lands Between UDL & Top-Of-Bank Roadway
-  Top-Of-Bank Roadway & Park
-  NSP Boundary
-  Arterial Roadway
-  Public Utility Right-Of-Way
-  Collector Roadway
-  Emergency Access
-  Top-Of-Bank Roadway/Park



PROPERTY DETAILS

Address:	16820 - 41 Avenue SW, Edmonton, AB
Legal Description:	Plan 5395MC, Lot E
Size:	±17.27 Acres
Future Potential Use:	Potential Medium (or low) Residential/ Stand Alone Multisite
Present Zoning:	Agricultural (AG) and Rural Residential (RR)

