

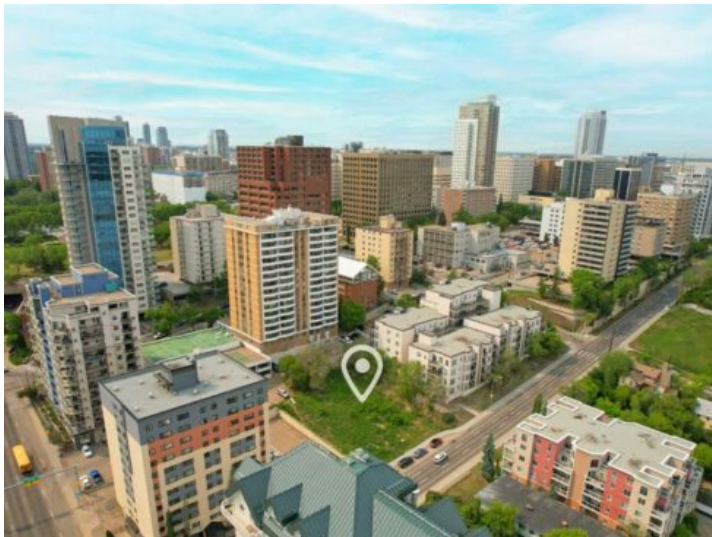


**GRASSROOTS**  
REALTY GROUP

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**9724 105 Street NW  
Edmonton, Alberta**

**MLS # A2224705**



**\$3,600,000**

**Division:** Boyle Street

**Lot Size:** 0.51 Acre

**Lot Feat:** Back Lane, City Lot, Interior Lot, Level, Near Golf Course, Near Public T

**By Town:** -

**LLD:** -

**Zoning:** HDR - High Density Reside

**Water:** -

**Sewer:** -

**Utilities:** -

This is your RARE DEVELOPMENT OPPORTUNITY to BUILD a HIGH RISE RESIDENTIAL TOWER in a PRIME LOCATION in the heart of Edmonton in Valleyview! Located just steps from the Alberta Legislature Grounds in Edmonton's River Valley this prime land development site is optimal for future development with easy access to Edmonton's Downtown and River Valley. This 0.511 acre, 22,295 SQFT parcel of land is currently zoned as High-Density Residential (HDR) with a proposed land rezoning to Site Specific Development Control Provision (DC2) to accommodate a 31-storey residential building with ground level commercial units and stunning river views. Edmonton's River Valley is renowned for its trail network and recreational opportunities with access to over 180 km of trails, perfect for anyone one looking for an active lifestyle. The site's location to downtown Edmonton allows easy access to public transit and attractions like the ICE District, Rogers Place, MacEwan University and Edmonton's Jasper Avenue &ndash; the home to many restaurants, pubs and cafes and night life. The walkability of the site supports people travelling by foot, transit, bicycle or vehicle into the area to support both high density and transit-oriented development. Due diligence has been completed for the proposed project with records of reports and studies such as Drainage Service Report, Energy Modelling Report, Geotechnical Report, Shadow Study, Preliminary Hydrogeological Report and concept drawings. This is an incredible opportunity for experienced developers, REITs, and institutional investors to acquire and develop this high-potential site. Contact us today if you are interested in this ONCE IN A LIFETIME OPPORTUNITY!