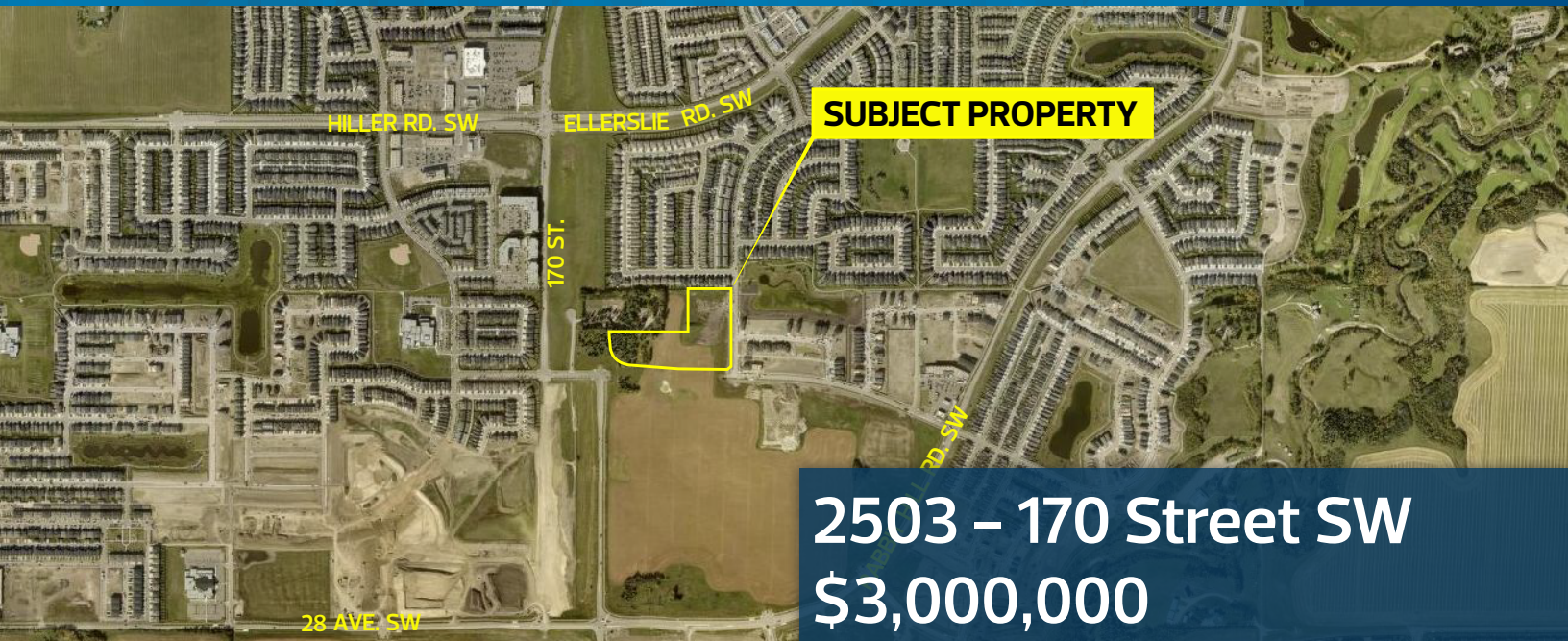


Glenridding Heights

FILE#:CS230071-SB

HOLDING#: 1012551

LAST UPDATE: March 22, 2024



2503 – 170 Street SW

\$3,000,000

Property Type:	Vacant Land
Neighbourhood:	Glenridding Heights
Sector:	Southwest
Legal Description:	Part of Plan 2320071 Block 2 Lot 2
Total Land Area:	8.59 acres or 3.47 hectare (more or less)
Existing Land Use Zone:	RSF – Small Scale Flex Residential Zone RSM h12.0 – Small-Medium Scale Transition Residential Zone
Tax Roll Number:	Part of 11057469
Estimated Taxes 2024: <small>(subject to verification by Assessment and Taxation)</small>	Not Available
Annual Local Imp. Charges:	Not Available

The City of Edmonton is offering an 8.59 acre site for residential development in the southwest Edmonton neighbourhood of Glenridding Heights. The site is currently zoned **RSF – Small Scale Flex Residential Zone** and **RSM h12.0 – Small-Medium Scale Transition Residential Zone**. Developers have the opportunity to develop low to medium-density housing in accordance with the **Glenridding Heights Neighbourhood Structure Plan**. The future Glenridding Heights District Park site is directly south and is planned to include two schools and a transit centre that will provide all residents with access to public transit. The surrounding community offers shopping, and recreational amenities through the Jagare Ridge Golf Course and Glenridding ravine. Conveniently located less than a 5-minute drive from Ellerslie Road SW and less than a 10-minute drive from the Anthony Henday Drive, the site provides residents with an easy commute to all areas of Edmonton.

Buyer's Application Form

[PDF FORM – DOWNLOAD](#) (scan, email or mail)

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

Glenridding Heights

The City is in the process of subdividing the sale land from the property legally described as Plan 2320071 Block 2 Lot 2, creating new lot 3. (see Map). Additionally, the City will be dedicating the future Glenridding Boulevard and 21 Avenue SW adjacent to the Sale Land.

The buyer will be required to contribute to ARAs and PACs as well as other fees and assessments and/or construct related infrastructure, in accordance with the conditions set out in the future subdivision approval or deferred conditions as outlined in any deferred servicing agreement that may be registered on title at the time of sale. To obtain information related to amounts that may be applied to this development, please contact **Development Coordination** at development.coordination@edmonton.ca.

The City will be registering a Public Access Easement across the Sale Land to ensure that access to the adjacent parcel to the west (1741 – 170 Street SW) is maintained, however, this easement will only come into effect if parcel 1741 loses its current access from 170 Street SW and no other access is available or provided. If the purchaser /developer provides new access to the parcel 1741, the easement can be discharged.



Glenridding Heights

Conditions of Sale

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. The site is being sold on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
4. All developments shall comply with the development regulations contained in the [Glenridding Heights Neighbourhood Structure Plan](#).
5. All costs associated with new roadways and servicing will be borne by the Buyer. In addition, all costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development will be borne by the Buyer.

Purchase Process

1. In order to give all interested parties an equal opportunity, all submissions received will be held until **2:00 p.m. on April 30, 2024**. After that time, the City will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale Agreement.

To submit an offer to purchase this property, please complete the [buyer's application form](#) and send it to the City. All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line: "Glenridding – Submission"

or Mail to:

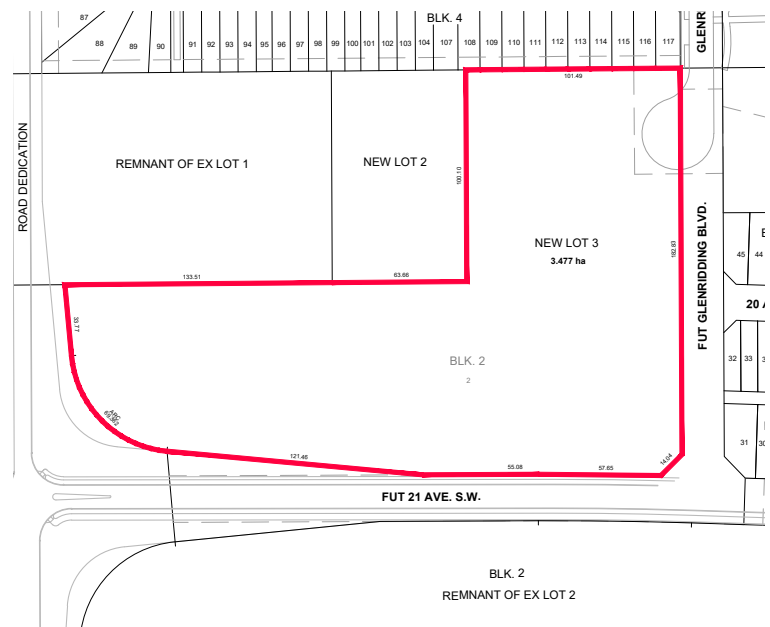
Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

Additional Information and Studies

For additional background information, applicants may review the following documents:

- [Glenridding Heights Neighbourhood Structure Plan](#)
- [RSF – Small Scale Flex Residential Zone](#)
- [RSM h12.0 – Small-Medium Scale Transition Residential Zone](#)
- [Development Coordination](#)



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