

Near Term Shovel-Ready Amenitized Multi-Family Land

# SCHONSEE LAND



# THE OFFERING

This 3.55-acre site (1.75-acre west parcel and 1.79-acre east parcel) is located on the east shore of Schonsee Island Lake, west of 66 Street, and northwest of 170 Avenue. This area is experiencing rapid development of both residential and commercial properties and is one of the fastest growing areas in Edmonton.

The site is slated for registration late 2025 allowing a Purchaser the opportunity to fully utilize the construction season in 2026.

The site is currently zoned both RMh16 and RMh23 (west/east). Should a purchaser wish, zoning can be amended to provide consistency across the full 3.55 acres.



# PROPERTY DETAILS

MUNICIPAL ADDRESS	To Be Subdivided
LEGAL ADDRESS	Parent Parcel - Plan 2421152; Block C; Lot 5
NEIGHBOURHOOD	Schonsee
PLANS IN EFFECT	Edmonton North ASP / Schonsee NSP
PROPOSED SITE SIZE	3.55 Ac (left parcel: 1.75 Ac, right parcel: 1.79 Ac)
ZONING	RMh23 & RMh16
MAX HEIGHT	23M (6 storey) & 16M (4 storeys)
MAX FAR	3.0X FAR & 2.3X FAR
PRICE	Market - Call For Details

# PROPERTY OVERVIEW

Currently zoned RMh16 and RMh23 – Medium Scale Residential, the site accommodates multi-unit residential development that ranges from 4 to 6 storeys and may be arranged in a variety of configurations. Vendor will match zonings should a purchaser wish.

Opportunities for community and commercial development are permitted to provide services to local residents.

# AVAILABLE DOCUMENTS

- Full Engineering Drawings
- Phase I ESA (Neighbourhood)
- Geotechnical Report (Neighbourhood)
- Grading Plan
- Topography Plan
- Site CAD File

# PERMITTED USES

- Home Based Business
- Residential
- Commercial Uses
- Centre City Temporary Parking
- Food and Drink Service
- Health Service
- Indoor Sales and Service
- Minor Indoor Entertainment
- Office
- Residential Sales Centre
- Community Uses
- Child Care Service
- Community Service
- Library
- Park
- Special Event
- Agricultural Uses
- Urban Agriculture



# LOCATION OVERVIEW

With its proximity to schools for children of all ages, ample green space, walkable suburban streets, as well as varied retail amenities, the Property offers the perfect lifestyle balance.

Future tenants of the Property will benefit from a combination of quiet suburban living, easy connectivity to all quadrants of Edmonton via nearby Anthony Henday Drive, and convenient access to daily retail necessities.

# PROXIMITY TO AMENITIES & ENTERTAINMENT

**ANTHONY HENDAY DRIVE**  
1.5 KM  
**2 MIN. DRIVE**

**CLAREVIEW LRT STATION**  
8.1 KM  
**11 MIN. DRIVE**

**NORTHGATE & NORTH TOWN CENTRE**  
8.7 KM  
**14 MIN. DRIVE**

**LONDONDERRY MALL**  
4.4 KM  
**7 MIN. DRIVE**

**MANNING TOWN CENTRE**  
6.2 KM  
**7 MIN. DRIVE**

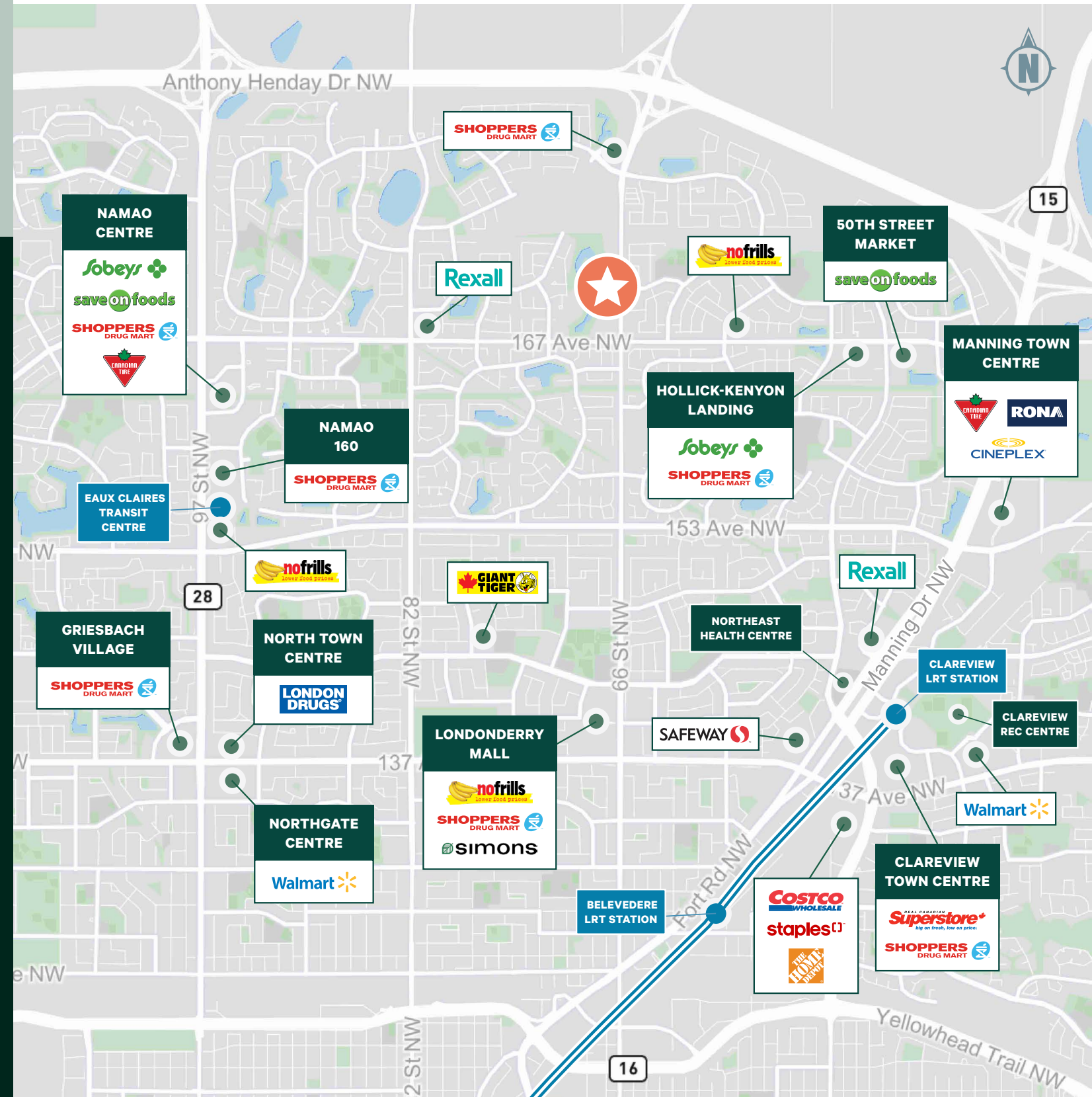
**SHOPPERS DRUG MART**  
650 M  
**8 MIN. WALK**  
**1 MIN. DRIVE**

**SOBEYS**  
3.1 KM  
**6 MIN. DRIVE**

**NO FRILLS**  
1.5 KM  
**4 MIN. DRIVE**

**FRESHCO**  
6.9 KM  
**8 MIN. DRIVE**

# AMENITIES MAP





## ABOUT THE AREA

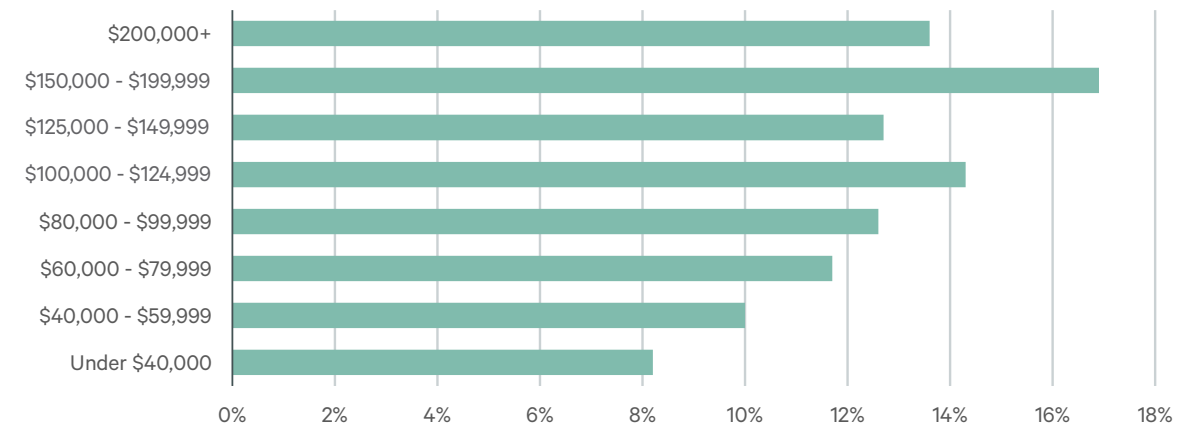
Located in the northeast corner of the Schensee neighbourhood, just south of the rapidly developing Crystallina Near East neighbourhood, the Property is set in a youthful, vibrant, and up-and-coming area of northeast Edmonton.

Bordering the major north-south thoroughfare of 66 Street, and fringed by the shores of Schensee Island Lake, the Property is within walking distance of abundant green space, as well as the assorted retail offerings of McConachie Landing – West.

In addition, seven schools, for children of all ages, are within a 7-minute drive of the Property, providing varied educational options for young families in the area.

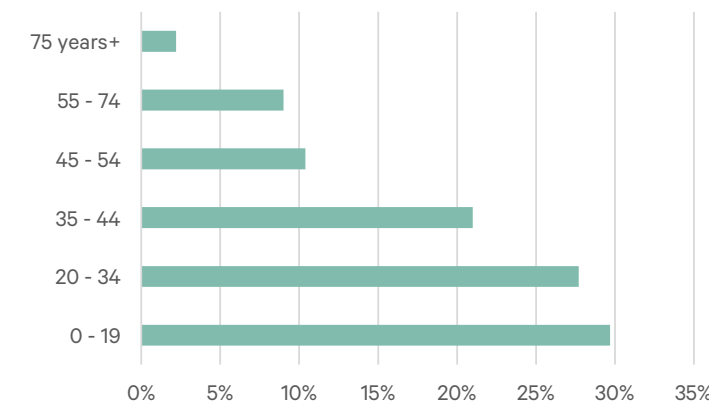
## AREA STATISTICS

### HOUSEHOLD INCOME - 2024

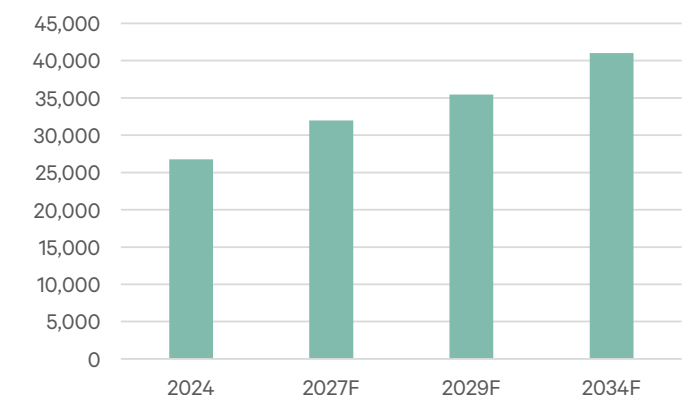


**AVERAGE HOUSEHOLD INCOME - 2024**  
\$127,007

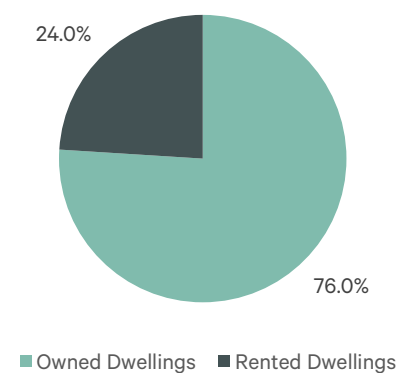
### POPULATION BY AGE - 2024



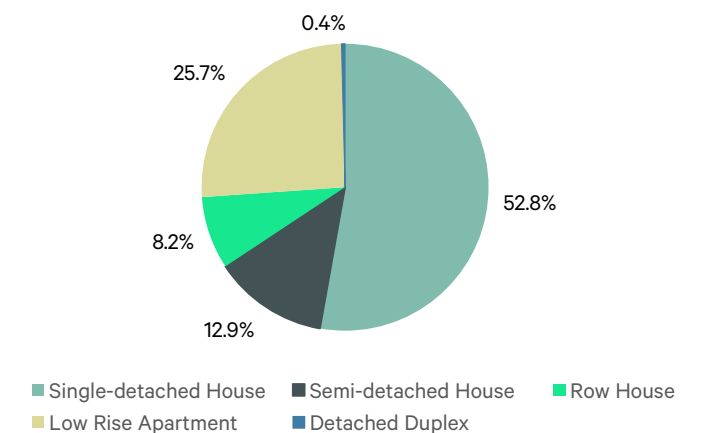
### PROJECTED POPULATION GROWTH - 2024



### OWNED VS. RENTED DWELLINGS - 2024



### DWELLING TYPES - 2024



# SCHONSEE LAND

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