



**FOR SALE**

# Eaux Claires Development Land

9250C - 156 Avenue  
& 9305 - 157 Avenue,  
Edmonton, AB

**LIST PRICE**  
**\$3,000,000**

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Capital Markets  
& Land Sales

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**AVISON  
YOUNG**

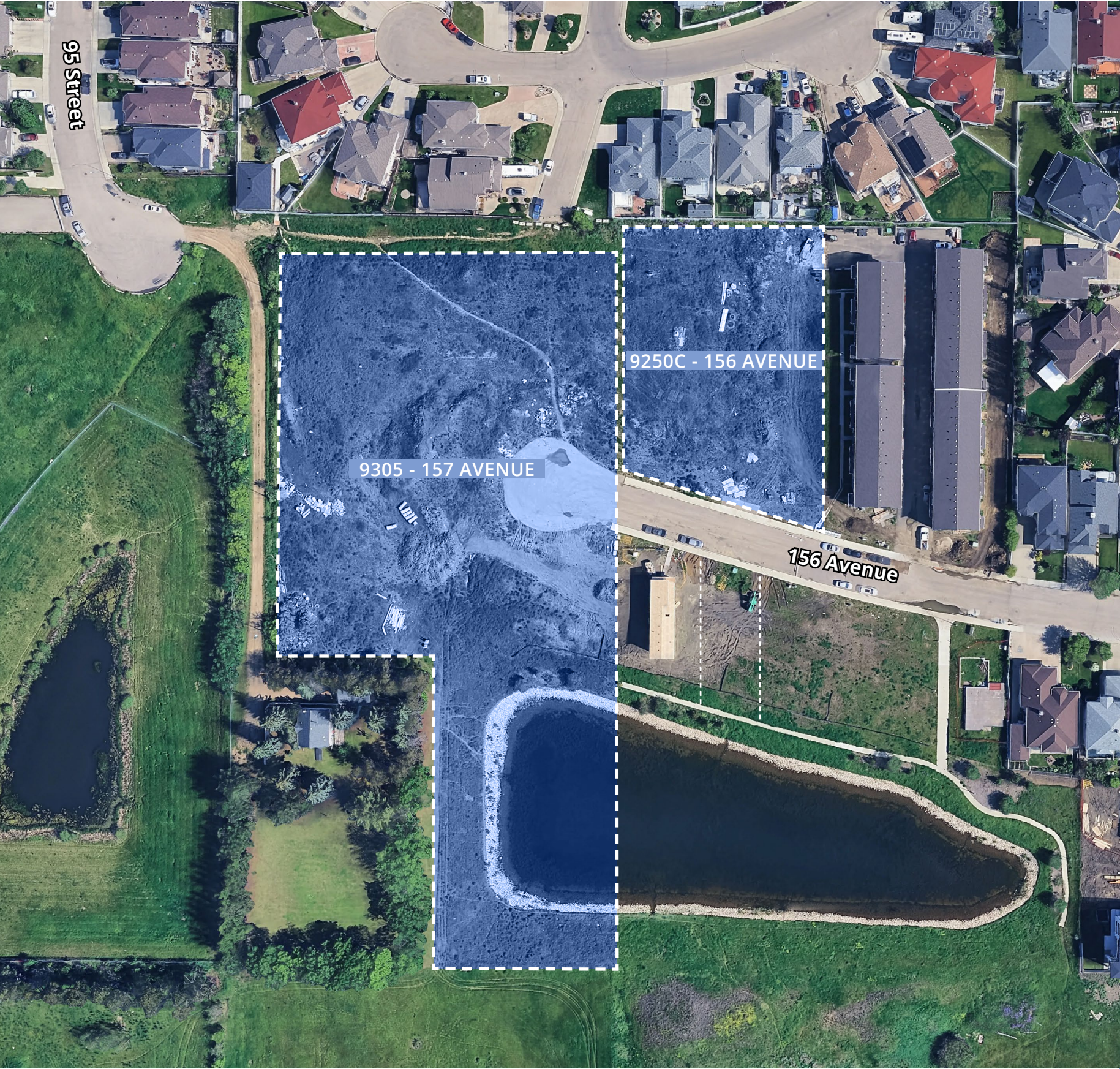
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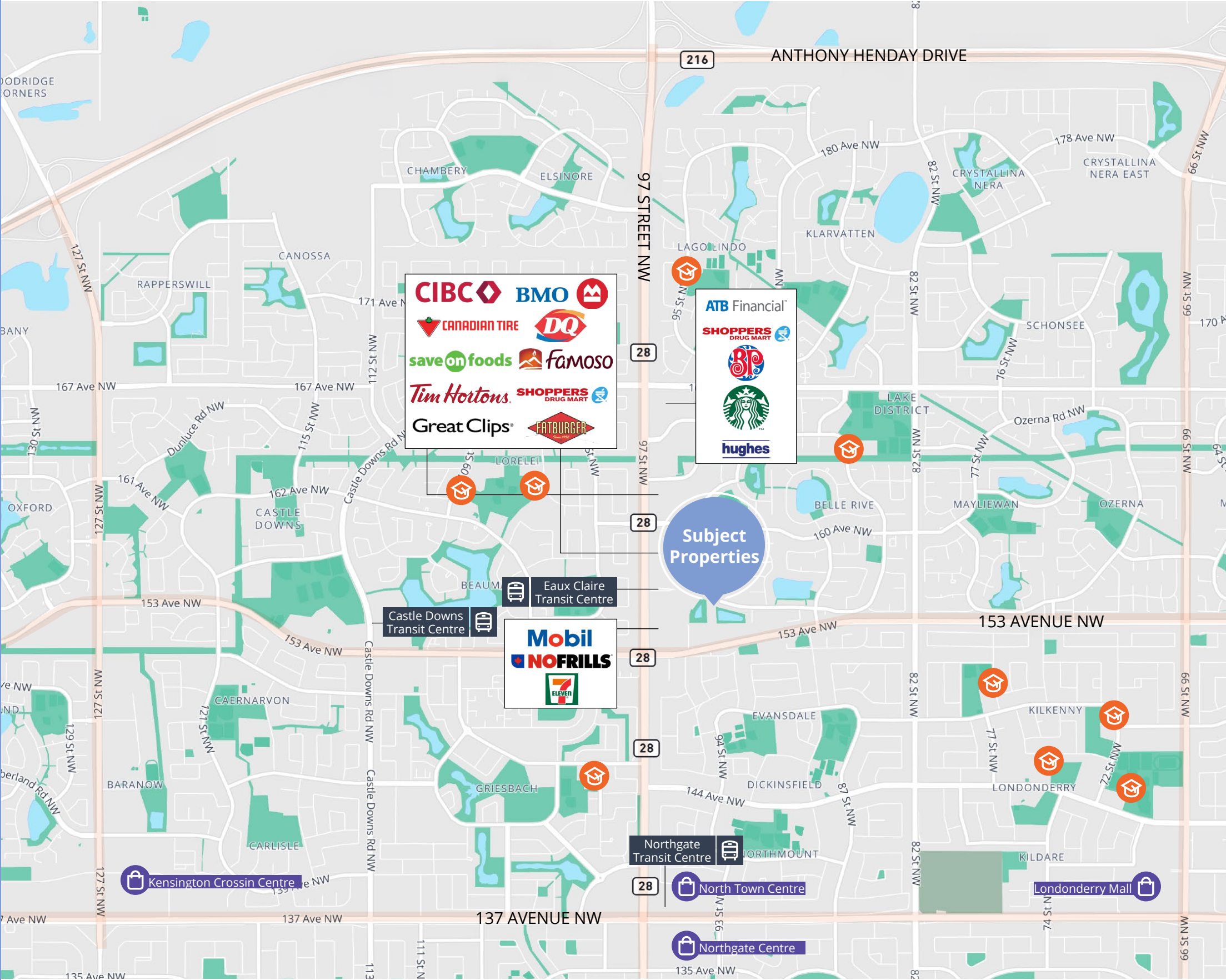
# Site overview

## Property overview

|                         |                                                                                                                              |                                                                                                                                                        |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| MUNICIPAL ADDRESS       | 9250C - 156 Avenue, Edmonton, AB                                                                                             | 9305 - 157 Avenue, Edmonton, AB                                                                                                                        |
| LEGAL DESCRIPTION       | Plan 2022147; Unit A                                                                                                         | Plan 6158AN; Block 6; Lot A, OT                                                                                                                        |
| SITE SIZE               | 0.91 acres                                                                                                                   | 3.60 acres                                                                                                                                             |
| LAND USE                | RM - Medium Scale Residential Zone (h16)                                                                                     | RS - Small Scale Residential Zone, RM - Medium Scale Residential Zone (h16), & PU - Public Utility                                                     |
| IMPROVEMENTS            | Deep Services                                                                                                                |                                                                                                                                                        |
|                         | RM H16 - MEDIUM SCALE RESIDENTIAL ZONE                                                                                       | RS - SMALL SCALE RESIDENTIAL ZONE                                                                                                                      |
| DENSITY                 | Up to 45 dwellings per hectare                                                                                               | 807.30 sf minimum site area per dwelling                                                                                                               |
| HEIGHT LIMIT            | 16.0m                                                                                                                        | 10.5m                                                                                                                                                  |
| SITE COVERAGE           | 2.3 maximum floor area ratio                                                                                                 | 45% site coverage ratio                                                                                                                                |
| PERMITTED HOUSING TYPES | Low-rise apartments (up to 4-6 stories), Row housing and stacked row housing, Townhouses, Secondary suites and garden suites | Single detached homes, Semi-detached (duplex) homes, Row housing and townhouses, Small apartments (on larger lots), Secondary suites and garden suites |

SIGN CONFIDENTIALITY AGREEMENT ONLINE



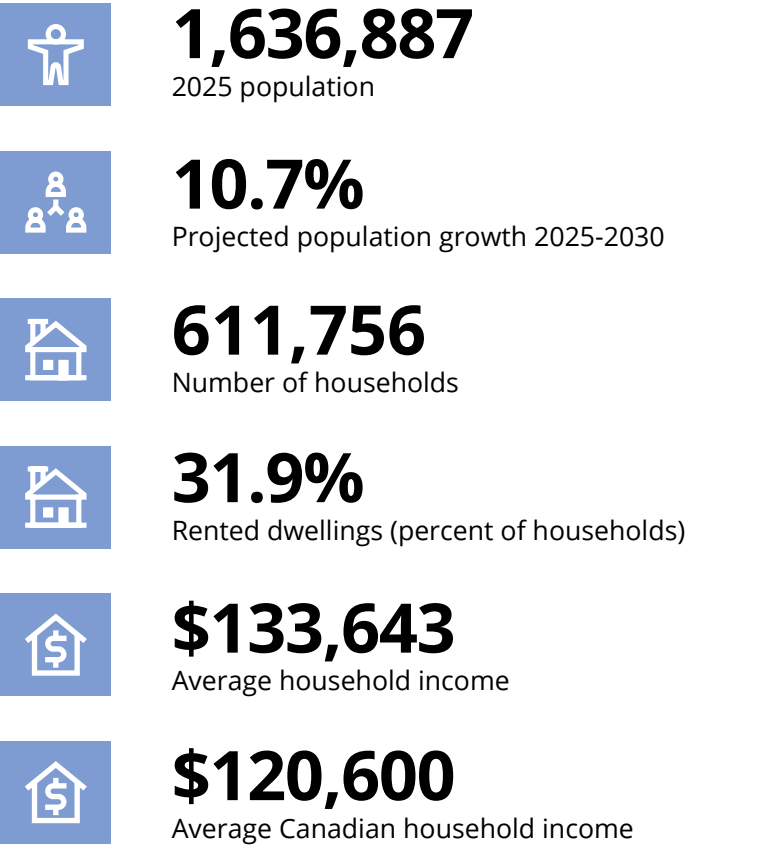


# Location overview

## Edmonton, Alberta

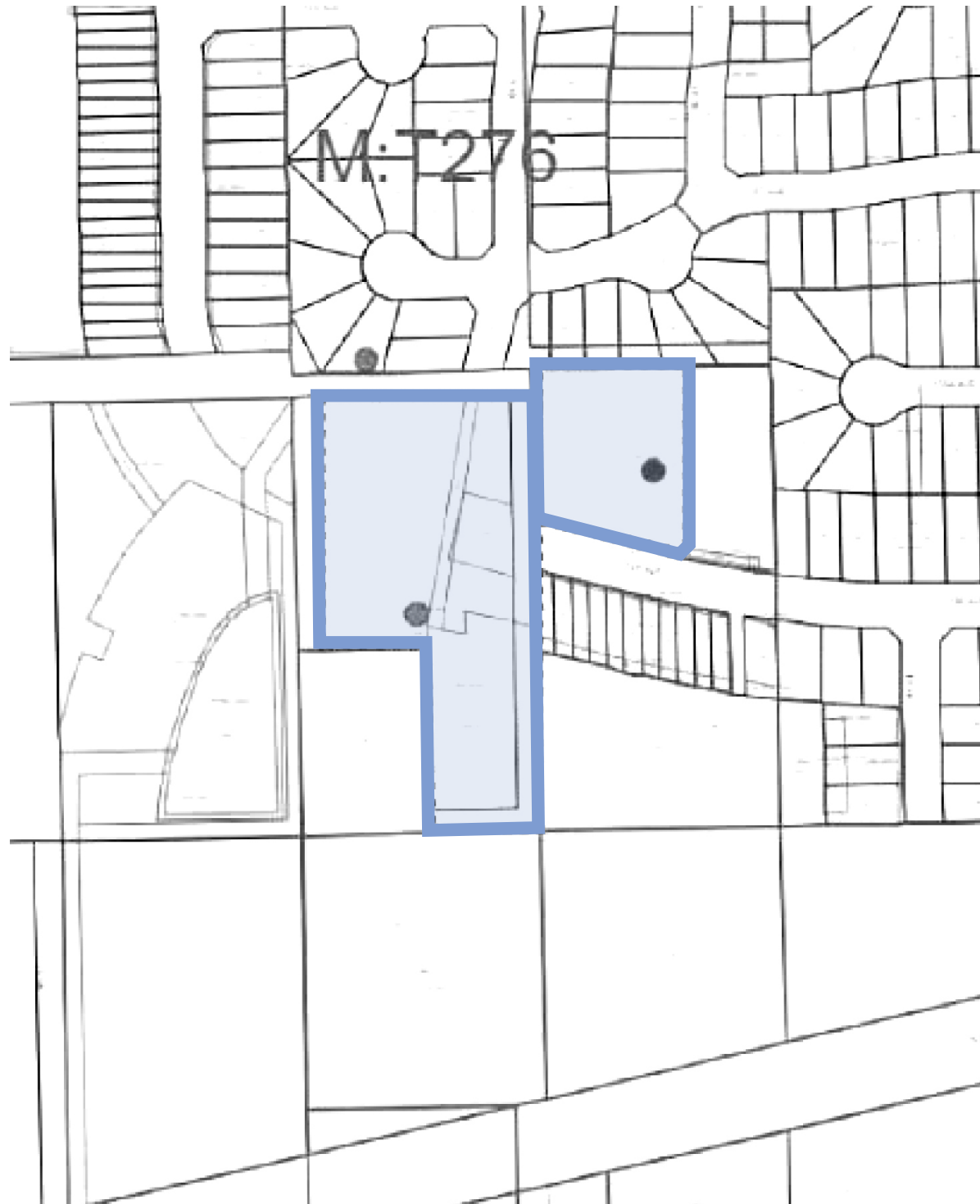
Edmonton has drawn businesses and talent due to its increasingly favorable cost of living and quality of life compared to other major cities over the past few years. With strong incomes and affordable housing, Edmonton boasts the highest disposable income among major Canadian cities. As Canada’s fifth-largest city, it serves as a gateway to the north and is a preferred location for local businesses supporting nearby oil and gas markets. Notably, the Edmonton region has become the world’s second-largest producer of low-cost hydrogen, anticipating \$30 billion in capital investment by 2030.

## Edmonton trade demographics



Source: Sitewise, 2025 estimate

# Site plan



*\*The NW adjacent site zoned AG will now be zoned PSN, RM h 16, and PU*



# Eaux Claires Development Land

Edmonton, AB

## Get in touch

### Capital Markets & Land Sales

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