

Shovel Ready Development Sites

WEST CREEK ESTATES MULTIFAMILY LANDS

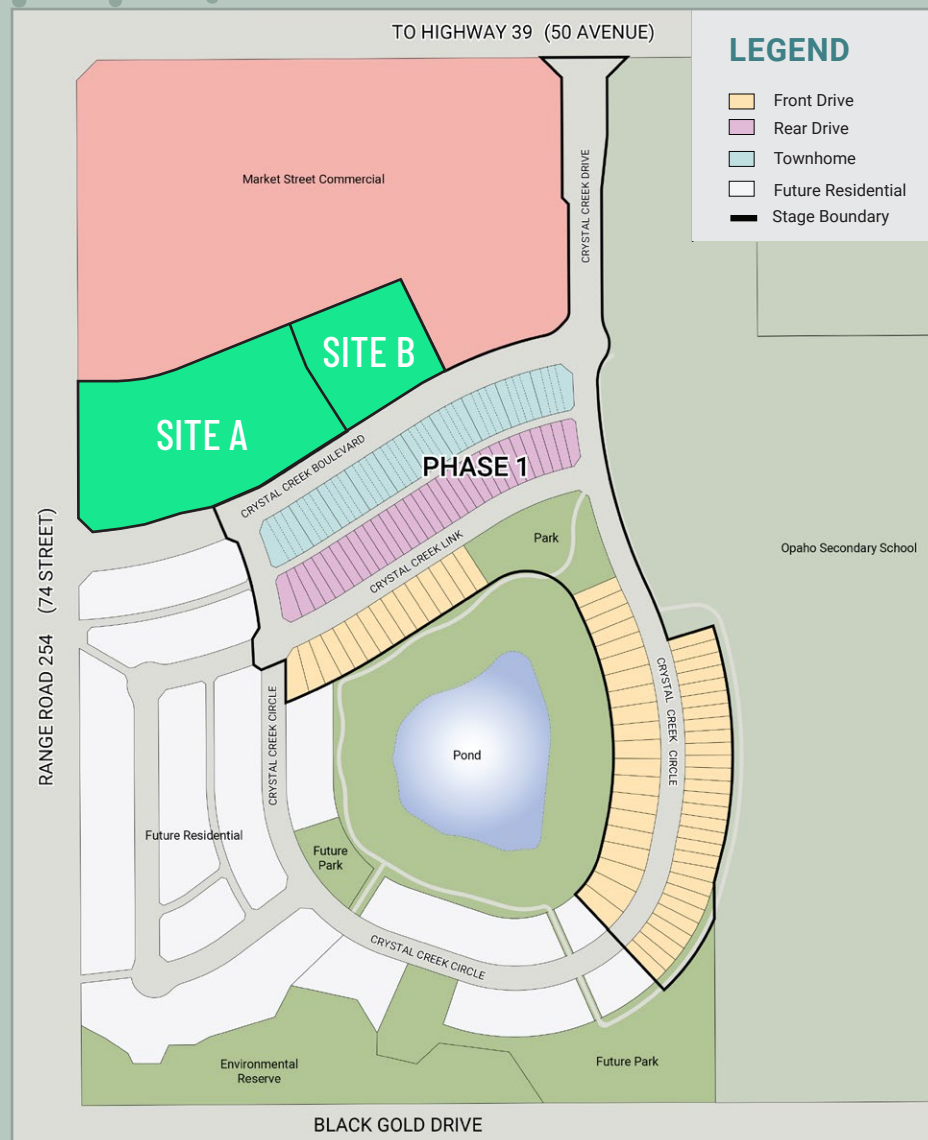


THE OFFERING

Offered for sale are two MUC zoned, shovel ready development sites measuring 4.72 acres and 1.78 acres located in West Creek Estates, a planned neighbourhood in fast-growing west Leduc. The sites sit just south of 50th Avenue, providing easy connectivity to the rest of Leduc as well as the QEI Highway, and are adjacent to a future large-scale retail development.

Currently zoned MUC – Mixed-Use Comprehensive, the sites allow for a range of medium to high density housing forms with close access to neighbourhood commercial uses, recreation opportunities and professional uses oriented towards local neighbourhood markets.

The 4.72 acre parcel permits apartment development and townhome development as a discretionary use upon development officer approval, while the 1.78 acre parcel is allocated for apartment development only, allowing for a complimentary mix of built form densities.



PROPERTY DETAILS

MUNICIPAL ADDRESS	Site A: To be addressed in June 2026 Site B: 338 Crystal Creek Boulevard, Leduc, AB
LEGAL ADDRESS	Site A: Registration Pending (Parent Plan 2021723; Block 1; Lot 3) Site B: Plan 2520424; Block 1; Lot 1
NEIGHBOURHOOD	West Leduc
SITE SIZE	Site A: 4.72 Acres Site B: 1.78 Acres
ZONING	MUC – Mixed Use Comprehensive
MAX UNITS	382 (81 UPA)
MAX HEIGHT	33.3m
LIST PRICE	Site A: \$4,720,000.00 (\$1,000,000.00/acre) Site B: \$1,780,000.00 (\$1,000,000.00/acre)

PERMITTED USES

- Accessory Developments
- Assisted Living Facility (limited)
- Dwelling, Apartment (1-4 storeys)
- Dwelling, Apartment (5 or more storeys)
- Eating & Drinking Establishment (limited)
- Government Services
- Group Home
- Health Service
- Home Occupation (limited)
- Park
- Parking Facility
- Professional, Financial & Office Service
- Radio Communication Facility
- Retail Store (neighbourhood)
- Swimming Pool
- Utility

DISCRETIONARY USES

- Assisted Living Facility
- Boarding Facility
- Business Support Service
- Commercial School
- Community Service Facility
- Daycare Facility
- Drive Through Service
- Dwelling, Fourplex
- Dwelling, Townhouse
- Dwelling, Triplex
- Eating & Drinking Establishment
- Entertainment Facility, Indoor & Outdoor
- Farmers/Flea Market
- Home Occupation
- Hotel
- Place of Worship
- Private Club
- Retail Store (general)
- Retail Store (liquor)
- Retail Store (secondhand shop)
- Seasonal Garden Centre
- Service Station (limited)
- Shelter Services
- Veterinary Clinic



LOCATION OVERVIEW

West Creek Estates is strategically positioned on the western edge of Leduc, offering residents a strong balance of connectivity and day to day convenience. The neighbourhood benefits from direct access to key arterial routes, allowing for efficient travel across Leduc and outward to the broader Edmonton region.

Edmonton International Airport is approximately an 11 minute drive away, making the community particularly appealing for frequent travellers and professionals with regional or national work commitments. Connectivity is further enhanced by proximity to Highway 39, which provides reliable east-west movement through Leduc, linking the neighbourhood to the city's historic downtown and established commercial corridors.

NEARBY AMENITIES

INDEPENDENT GROCER
1.0 KM
2 MIN. DRIVE

DEER VALLEY LANDING RETAIL
1.7 KM
3 MIN. DRIVE

QEII HIGHWAY
3.3 KM
5 MIN. DRIVE

COSTCO WHOLESALE
9.5KM
11 MIN. DRIVE

PREMIUM OUTLET COLLECTION
9.5KM
11 MIN. DRIVE

WALMART SUPERCENTRE
3.4KM
7 MIN. DRIVE

AMENITIES MAP

★ SITE
 ■ SCHOOLS
 ■ MAJCR RETAIL CENTRES





ABOUT THE AREA

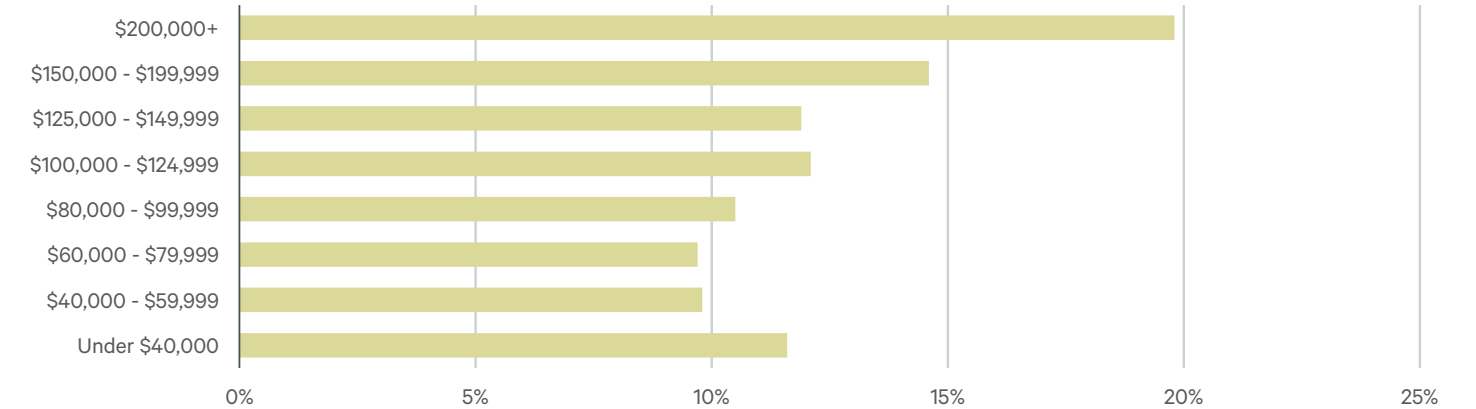
Amenities are a central feature of the West Creek Estates lifestyle. The community is located near multiple schools, supporting families with short commute times and walkable or bikeable access for students. Everyday retail, dining, and service options are easily accessible within Leduc, ensuring residents do not need to travel far for groceries, restaurants, or essential services. These existing amenities will be further enhanced by the completion of a retail development immediately north of the sites. This close integration with existing urban amenities allows West Creek Estates to function as both a quiet residential enclave and a highly practical place to live.

Internally, the neighbourhood is anchored by a large constructed wetland that provides recreational and visual amenities, reinforcing walkability and outdoor use within the community. Pathways and green space connections support casual recreation while linking homes to surrounding streets and amenities.

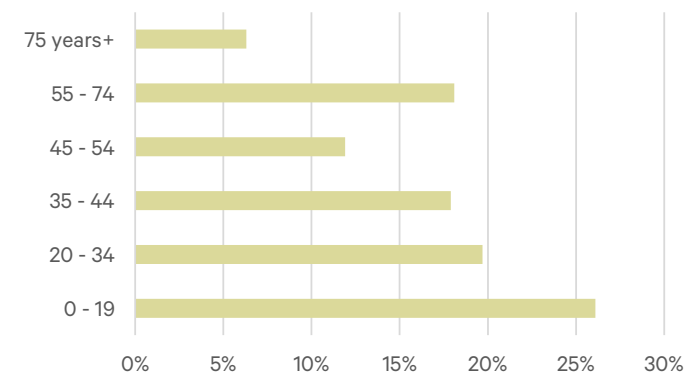
Taken together, the combination of regional connectivity, nearby schools and shopping, and well-integrated open space positions West Creek Estates as a well-connected residential neighbourhood that offers both convenience and a high quality of life within Leduc.

AREA STATISTICS

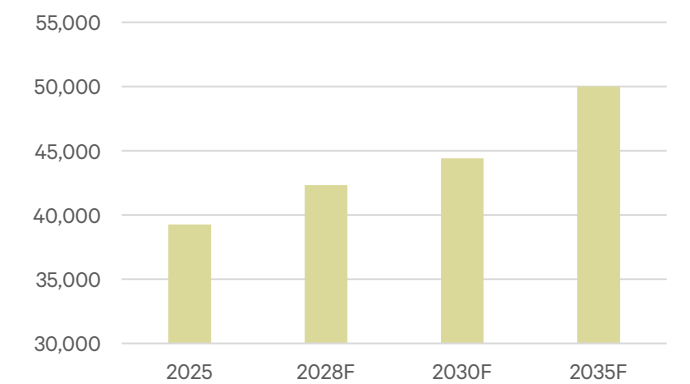
HOUSEHOLD INCOME - 2025



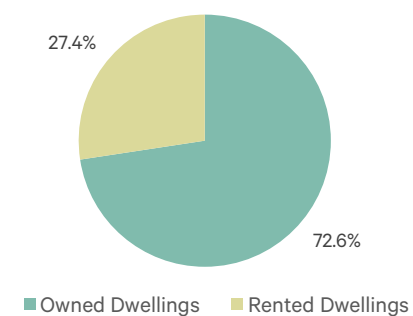
POPULATION BY AGE - 2025



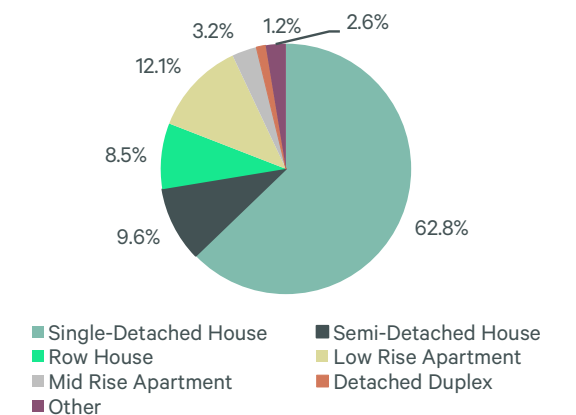
PROJECTED POPULATION GROWTH - 2025



OWNED VS. RENTED DWELLINGS - 2025



DWELLING TYPES - 2025



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