

FOR SALE – RESIDENTIAL LAND

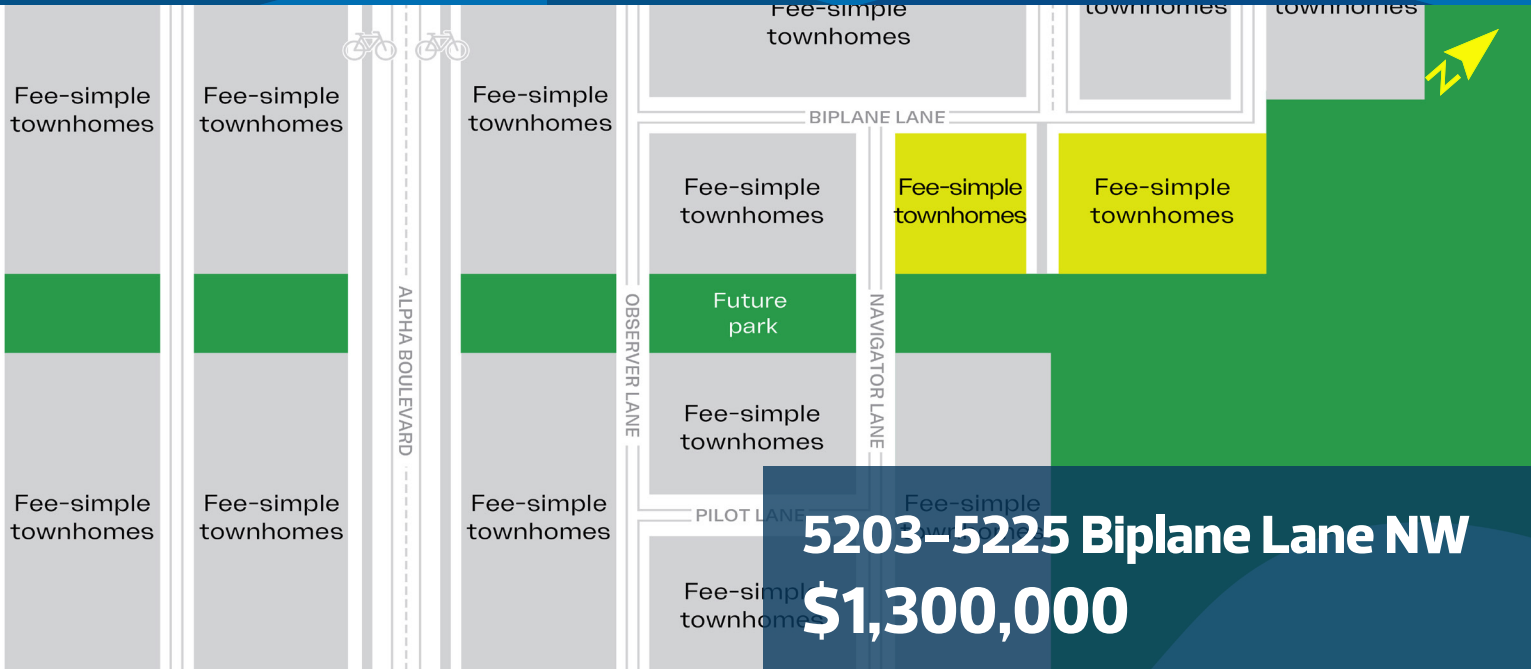
# BLATCHFORD

Edmonton

FILE#: CS260016

HOLDING#: Multiple

LAST UPDATE: MARCH 2026



**5203-5225 Biplane Lane NW**  
**\$1,300,000**

<b>Property Type:</b>	Residential Land
<b>Neighbourhood:</b>	Blatchford Area
<b>Sector:</b>	Central
<b>Legal Description:</b>	Plan 2521472; Block 9; Lots 14-23
<b>Total Land Area:</b>	0.30 hectares or 0.74 acres (more or less)
<b>Existing Land Use Zone:</b>	<b>BRH – Blatchford Row Housing Zone</b>
<b>Tax Roll Number:</b>	Multiple
<b>Annual Local Imp. Charges:</b>	Not Available
<b>Transaction Type:</b>	Sale

The City of Edmonton is selling a **0.30 ha (0.74 acres)** fully serviced parcel situated in the Blatchford community. The site, comprising 10 fee-simple townhouse lots, is zoned **Blatchford Row Housing (BRH) Zone**. Blatchford offers a chance to build high-performance homes in a walkable, mixed-use, urban green community set in a prime location just minutes from Edmonton's downtown.

The site is fronting onto future park space, providing a great amenity for residents. Nearby amenities include The Northern Alberta Institute of Technology (NAIT), Kingsway Centre, and the NAIT/Blatchford Market LRT Station. The central location of this site and proximity to Yellowhead Trail and public transit make access to anywhere in the City convenient.

## Buyer's Application Form

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

10<sup>th</sup> Floor Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

**City of Edmonton**  
OWNER  
Real Estate

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.

edmonton.ca/**PropertySales**

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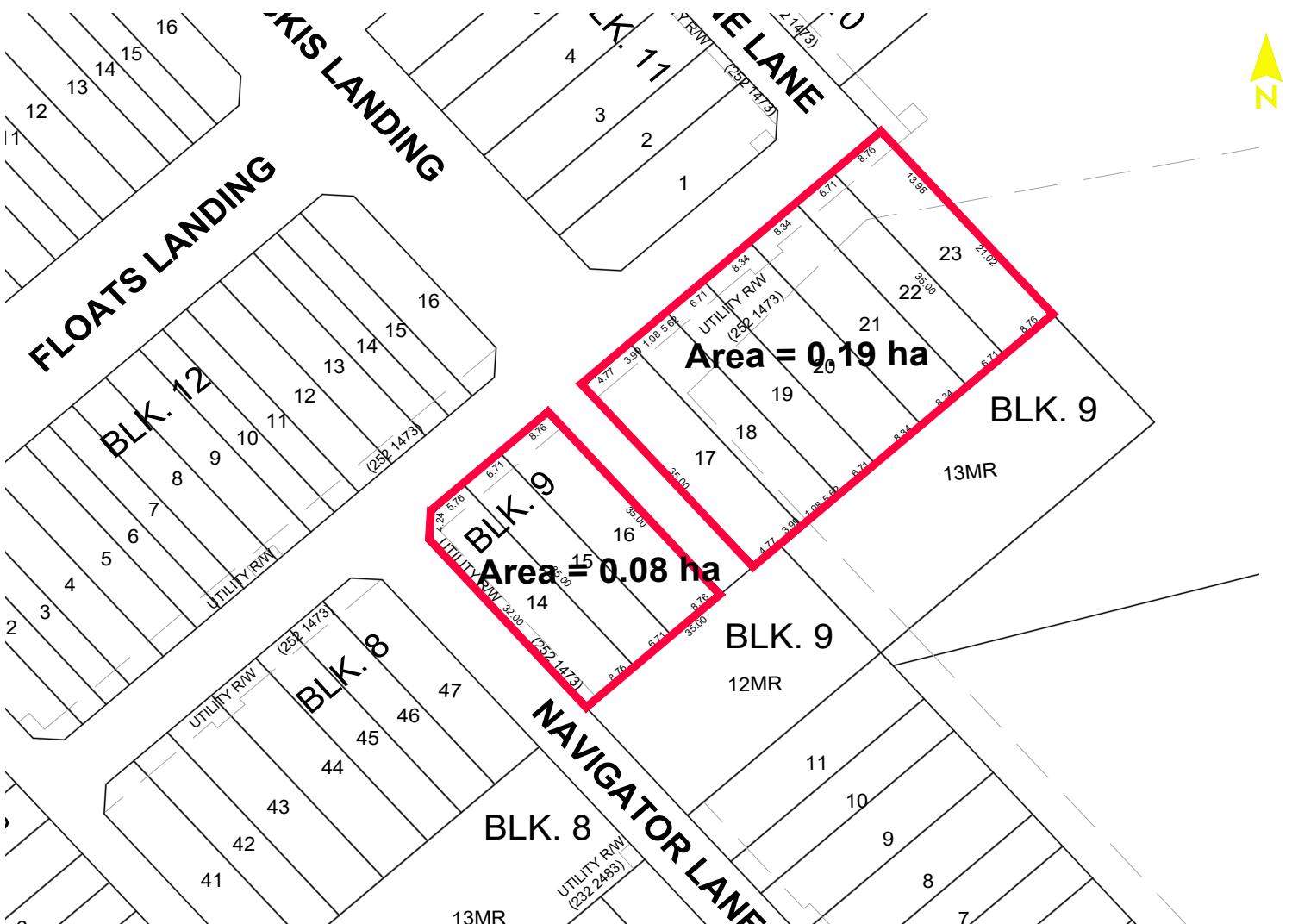
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## BLATCHFORD DESIGN CRITERIA:

- [Green Building Standards](#): Green Building Standards ensure buildings within the community meet the Blatchford vision for energy conservation and sustainability by addressing building envelope design and construction, energy systems and other sustainable building features.
- [Architecture and Urban Design](#): Architectural and Urban Design Guidelines help guide the building design in Blatchford to ensure consistently high-quality architectural design. The guidelines allow home builders the flexibility for creative design while achieving and maintaining a high level of quality and continuity throughout the community.
- [District Energy Sharing System](#): District Energy Sharing System Design Guide provides builders with the information needed to connect to the neighbourhood District Energy Sharing System, which uses geexchange, solar and other sustainable energy sources to provide reliable and efficient heating, cooling and hot water to the homes and buildings in Blatchford.

Preference will be given to builders with a track record of developing rowhouse / townhome complexes projects.



## CONDITIONS OF SALE

- All sales must be approved by the Blatchford Redevelopment Office, Integrated Infrastructure Services and the manager of Real Estate, Financial and Corporate Services and/or the Executive Committee of City Council.
- The Buyer will be required to provide an Architectural Concept Plan of the Development before entering into a Sale Agreement.
- The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreements will contain the following requirements and conditions:
  - ▶ The Buyer's development must adhere to Blatchford-specific design criteria, including [Green Building Standards](#), [Architectural and Urban Design Guidelines](#) and [District Energy Sharing System Guidelines](#).
  - ▶ Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a Performance Fee of 10% of the purchase price upon sale closing. The Performance Fee is tied to damages to municipal infrastructure (if any), completion by the development completion date, and achieving the required Blatchford-specific design criteria noted above.
  - ▶ The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
  - ▶ All developments shall comply with all Blatchford-specific design criteria and the [Blatchford Row Housing Residential Zone](#).
- The property 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 Buyer's sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.

## CONDITIONS OF SALE (CONT.)

- 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

- All interested parties must submit a [buyer's application form](#) to the City. Buyers are encouraged to include more information about their development plans for the property, including any additional documents that provide clarity on their plan for the property. Offers will be reviewed as they are received. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a Sale Agreement.

All submissions should be emailed to:

[propertysales@edmonton.ca](mailto:propertysales@edmonton.ca)

Email Subject Line:

"Blatchford – PI 2521472, Blk 9, Lts 14–23 – Submission"

or Mail to:

Attn: Sebastien Bergeron, Property Sales  
10th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, AB T5J 0J4

- Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
- 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

- [Welcome to Blatchford](#)
- [Blatchford Living](#)
- [Plot Plan – Displaying Area of Lots](#)