

FOR SALE

MULTIFAMILY DEVELOPMENT

Scona Road & 93 Avenue, Edmonton, AB



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The logo for MaxWell, featuring the word "MaxWell" in a white, bold, sans-serif font inside a red oval shape.

MaxWell

Polaris

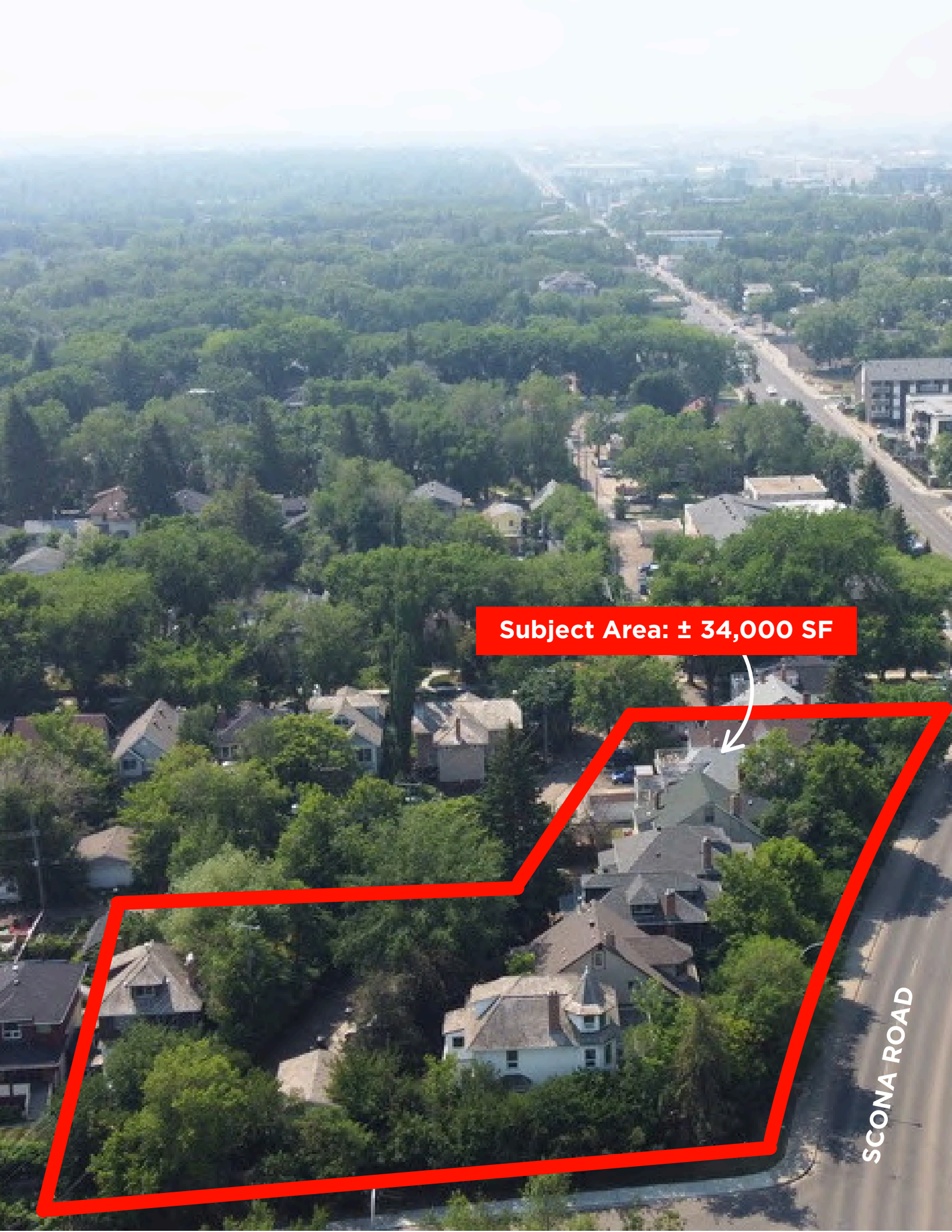
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Subject Area: ± 34,000 SF

SCONA ROAD



7

6

5

4

3

1

2

99 STREET

SASKATCHEWAN DRIVE

SCONA ROAD

HIGH-DENSITY BUILDINGS IN THE AREA

1. 9929 Sask. Dr.
2. Riverview Manor
3. Park Place Tower
4. One River Park
5. Kennedy Towers
6. Cranleigh Towers
7. Water's Edge Condos

INVESTMENT HIGHLIGHTS

Opportunity for the full ownership of the proposed Strathcona Development Site.

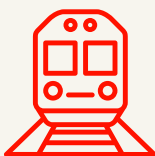
Situated at the top of the south ridge of the North Saskatchewan River in Old Strathcona, Edmonton, the site currently consists of eight lots. The property is right by the beautiful Mill Creek Ravine and river valley trails.

The site offers easy access to Downtown, University, Whyte Avenue, and more! Established among Edmonton's most vibrant and lively neighbourhood of Strathcona.

The development land is centrally located directly off Scona Road and 93 Avenue, and connects the development site to the surrounding communities.

ASSET SNAPSHOT

Address	Southeast corner of 99 Street & 93 Avenue
Legal Description	Lots 3-10, Block H, Plan 6398AJ
Zoning	Rezoning to RM h28.0 (Medium Scale Residential), in progress
Site Area	± 34,000 SF (including the City Alley)
Neighbourhood	Strathcona
Available reports	Geotechnical Report, Sun Shadow Study
Gross Revenue	\$305,000 (approximately)
Asking Price	\$6,800,000



DIRECT ACCESS TO LRT

15-minute walk to the Muttart LRT station.



CENTRAL LOCATION

Proximity to Whyte Ave, University of Alberta and the Downtown core.



GREAT INVESTMENT

L shape with tremendous views of downtown.



- **Eight lots** located high up on the south ridge of the North Saskatchewan River with unobstructed views of Downtown and river that provide development potential for up to 8 storeys in Old Strathcona.
- The property **to the West and North** provides spectacular views of the river valley and downtown.
- **To the East and South** the property overlooks the widest point in the Mill Creek Ravine, and Campus St. Jean, and Edmonton's heavily treed mature neighbourhoods, respectively.
- Enjoy Edmonton's ICE District, Theatre District, or Whyte Ave taking in live performances or festival events such as Heritage Days Festival, The Fringe, and The Edmonton Folk Festival.
- **Neighbouring leisure amenities** include Kinsmen Sport Centre, Muttart Conservatory, Victoria Golf Course, Legislature Grounds, and the Royal Glenora Club.
- **Two outdoor public swimming pools** can be easily accessed using the nearby trails, in addition to the indoor pools at the Kinsmen Sports Centre
- Immediate access to some of the most extraordinary hiking trails in the River Valley, with more than **160 kms of maintained pathways and 20 major parks**, the river valley is a natural wonder.
- With **over 600 businesses** in Old Strathcona, there's an experience for all five of your senses! Making this one of the best development opportunities in Edmonton.





With 156 feet of frontage facing north, 235 feet facing west, and 223 feet facing east., residences above the treeline will enjoy spectacular unobstructed views of the North Saskatchewan River, Downtown Edmonton, and Mill Creek Ravine.

Old Strathcona & Whyte Avenue:

Old Strathcona is Edmonton's Heritage district with turn of the 20th Century brick, and wood framed buildings. A Provincial Historic Area, Old Strathcona is also Edmonton's premier shopping and entertainment district. Whyte Avenue in Old Strathcona has been named one of Canada's five best shopping neighbourhoods.







DEMOGRAPHICS

- 56,000 District Population (2021)
- \$104,000 Average Household Income
- Strong long-term growth driven by the City of Edmonton's densification strategy along Whyte Ave, 114 St, and 99 St, supporting increased housing, employment, and walkability. As Edmonton targets a population of 2.0 million residents, the Scona District is projected to grow to 193,000 residents.



ACCESS

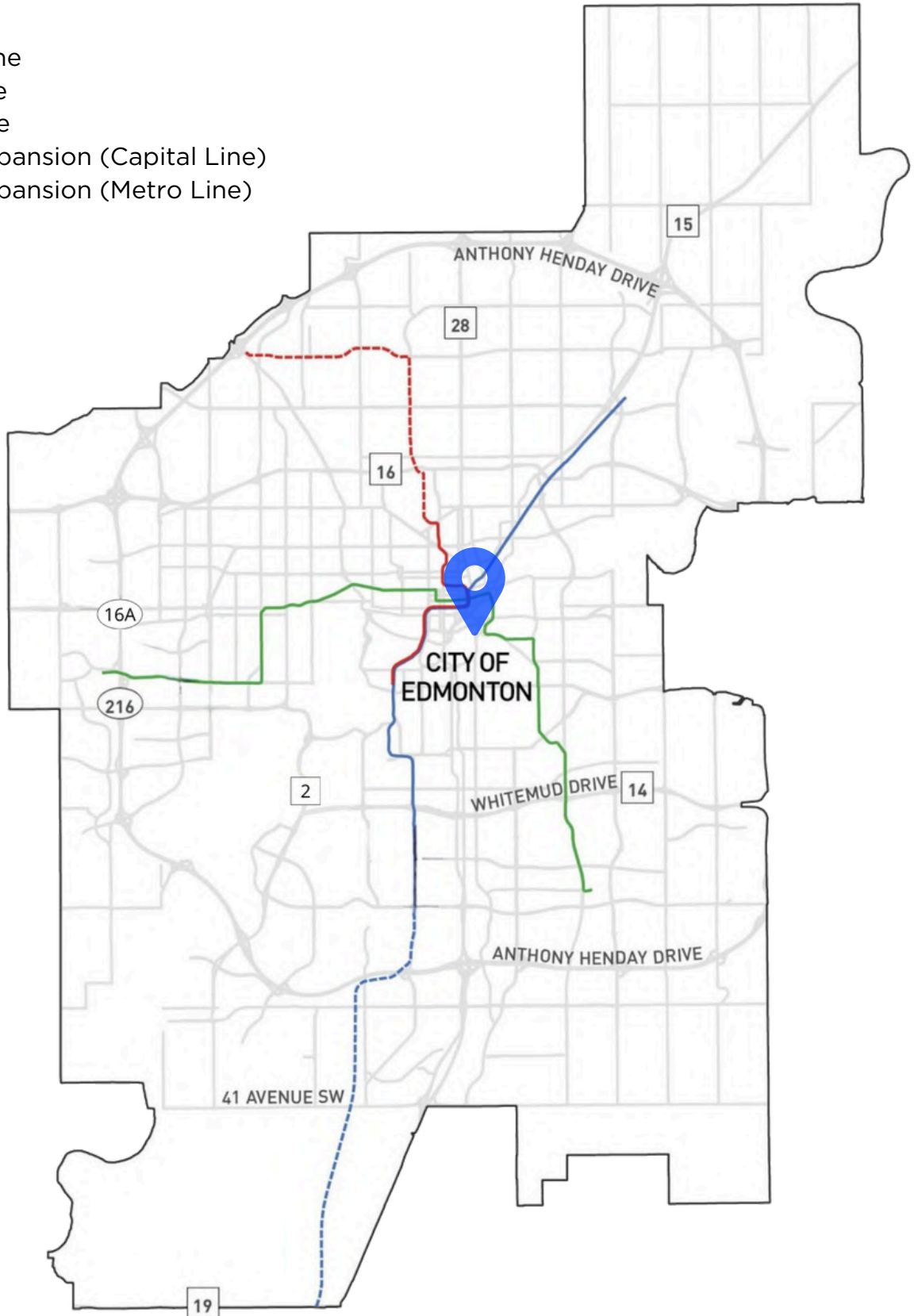
- Downtown Edmonton: 4-minute drive
- University of Alberta: 7-minute drive
- Whyte Avenue: 3-minute drive
- Muttart Conservatory: 4-minute drive
- International Airport: 25-minute drive
- West Edmonton Mall: 20-minute drive

1	 EDMONTON RIVERBOAT	4	 REMAX Field
2	 Muttart Conservatory	5	
3	 LEGISLATIVE ASSEMBLY OF ALBERTA	6	 STRATHCONA COMMUNITY LEAGUE One of the oldest community leagues in Edmonton

Ongoing ETS bus service at the site provides direct connectivity to nearby LRT stations and surrounding amenities within walking distance.

LEGEND

- Capital Line
- Metro Line
- Valley Line
- Future Expansion (Capital Line)
- Future Expansion (Metro Line)



UNLOCKING STRATHCONA'S URBAN POTENTIAL

Located in the Scona District, the site sits within an established inner-city neighbourhood identified for continued redevelopment and infill as Edmonton grows to 1.25 million and beyond.

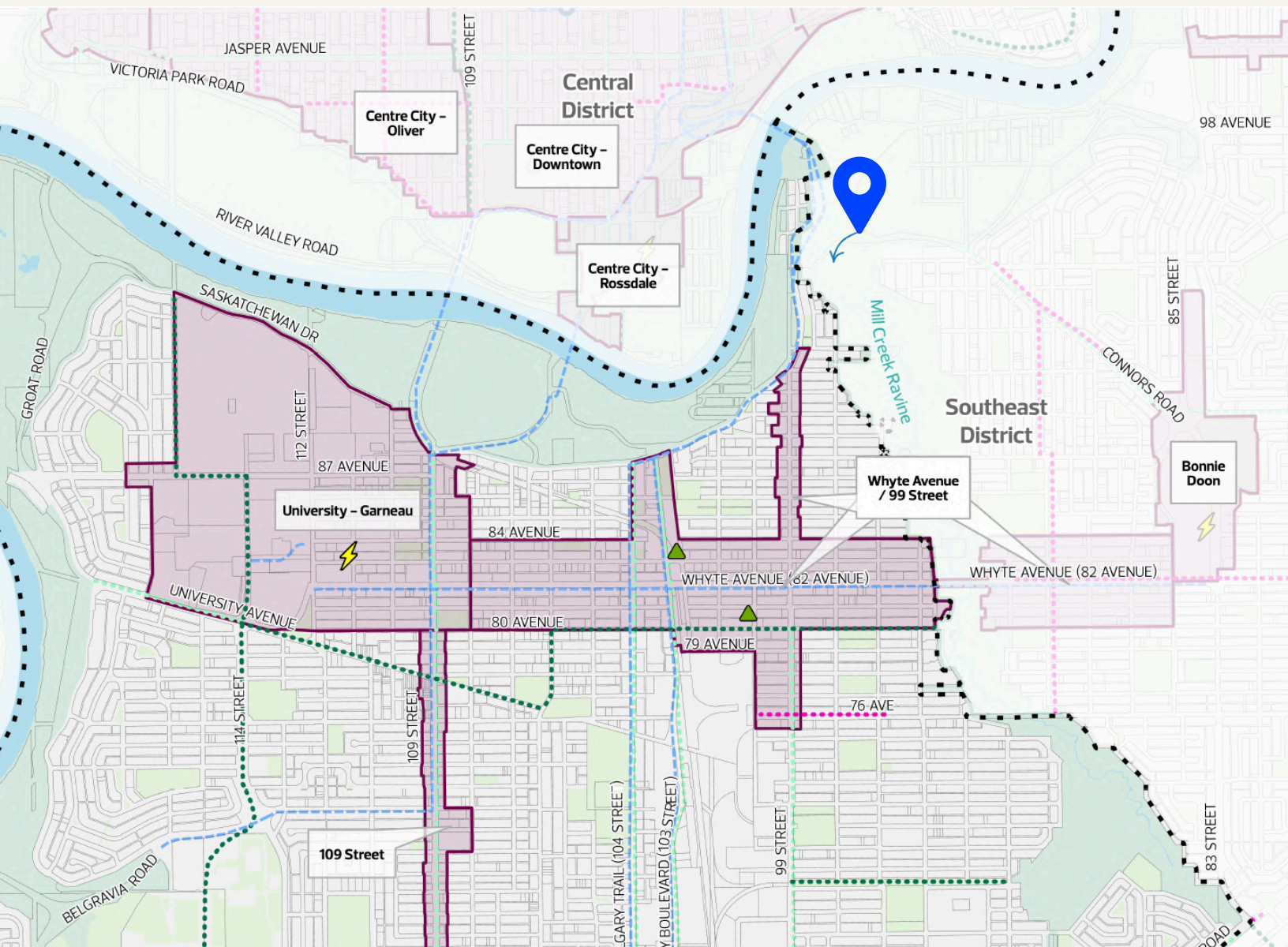
District-level policy anticipates incremental intensification of predominantly residential areas, adding a broader range of housing types close to the river valley, Mill Creek Ravine, Whyte Avenue and the University of Alberta.

Within this context, the proposed RM(h28) zoning supports medium-scale apartment development that aligns with the Scona District Plan's direction to

increase residential density along key corridors and in surrounding neighbourhoods while enhancing walkability and access to transit.

Growth mapping in the Scona District Plan (Direction to 1.25 Million and Vision at 2 Million) shows this area as part of a broader pattern of intensified residential use, reinforcing the suitability of medium-density residential development at this location. Subject to applicable City of Edmonton zoning and policies. Purchasers should verify all development parameters with the City of Edmonton.

PRIORITY GROWTH AREAS





Citadel Theatre

Downtown

Victoria Golf Course

Muttart Conservatory

Royal Mayfair Golf Course

Kinsmen Rec Center & Park

University Of Alberta

Millcreek Ravine

Jubilee Auditorium

Whyte Avenue

Van Vliet Centre/Butterdome

WHYTE AVENUE

Experience the vibrant energy of Whyte Avenue, Edmonton's cultural and entertainment district. Explore trendy shops, lively restaurants, art galleries, and street performers for shopping, dining, and nightlife.

DOWNTOWN

Discover the bustling and vibrant urban core with skyscrapers, shopping centres, theaters, and a thriving culinary scene. Explore attractions like the Art Gallery of Alberta, Rogers Place, and the ICE District in the downtown area.

MILL CREEK RAVINE

Immerse in nature at Mill Creek Ravine, an urban park with winding trails, lush foliage, and a tranquil creek. Perfect for hiking, biking, and picnicking, it offers a peaceful escape from city life.

MUTTART CONSERVATORY

Explore four glass pyramids showcasing a stunning array of plant life from different climates. Enjoy vibrant displays, educational exhibits, and special events year-round.

KINSMEN REC CENTER & PARK

Stay active at Kinsmen Rec Centre & Park, a recreational hub offering swimming pools, fitness facilities, sports fields, and playgrounds. With programs for all ages, it's a perfect place for fitness enthusiasts and families.

UNIVERSITY OF ALBERTA

Discover a world-class institution at the University of Alberta. Home to cutting-edge research, distinguished faculty, and a vibrant student community, it offers a rich academic environment and diverse cultural and sporting events.

VICTORIA & ROYAL MAYFAIR GOLF COURSES

Tee off at Victoria Golf Course, an iconic 18-hole course in the heart of Edmonton or at the prestigious Royal Mayfair Golf Course with its lush landscape, challenging holes, and impeccable service.

VAN VLIET CENTRE/BUTTERDOME

Stay active at the University of Alberta's Van Vliet Centre and Butterdome. Enjoy Olympic-standard aquatics, fitness facilities, indoor track, and year-round field sports.

CITADEL THEATRE

Immerse yourself in live performance at the Citadel Theatre, Canada's largest not-for-profit theatre company. With 250+ annual performances across five stages and easy LRT access via Muttart Station, downtown arts and culture are always within reach.

JUBILEE AUDITORIUM

Experience world-class performing arts. This 2,534-seat venue hosts ballet, opera, Broadway productions, and headline concerts, placing residents within a short distance of Edmonton's premier cultural programming.



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