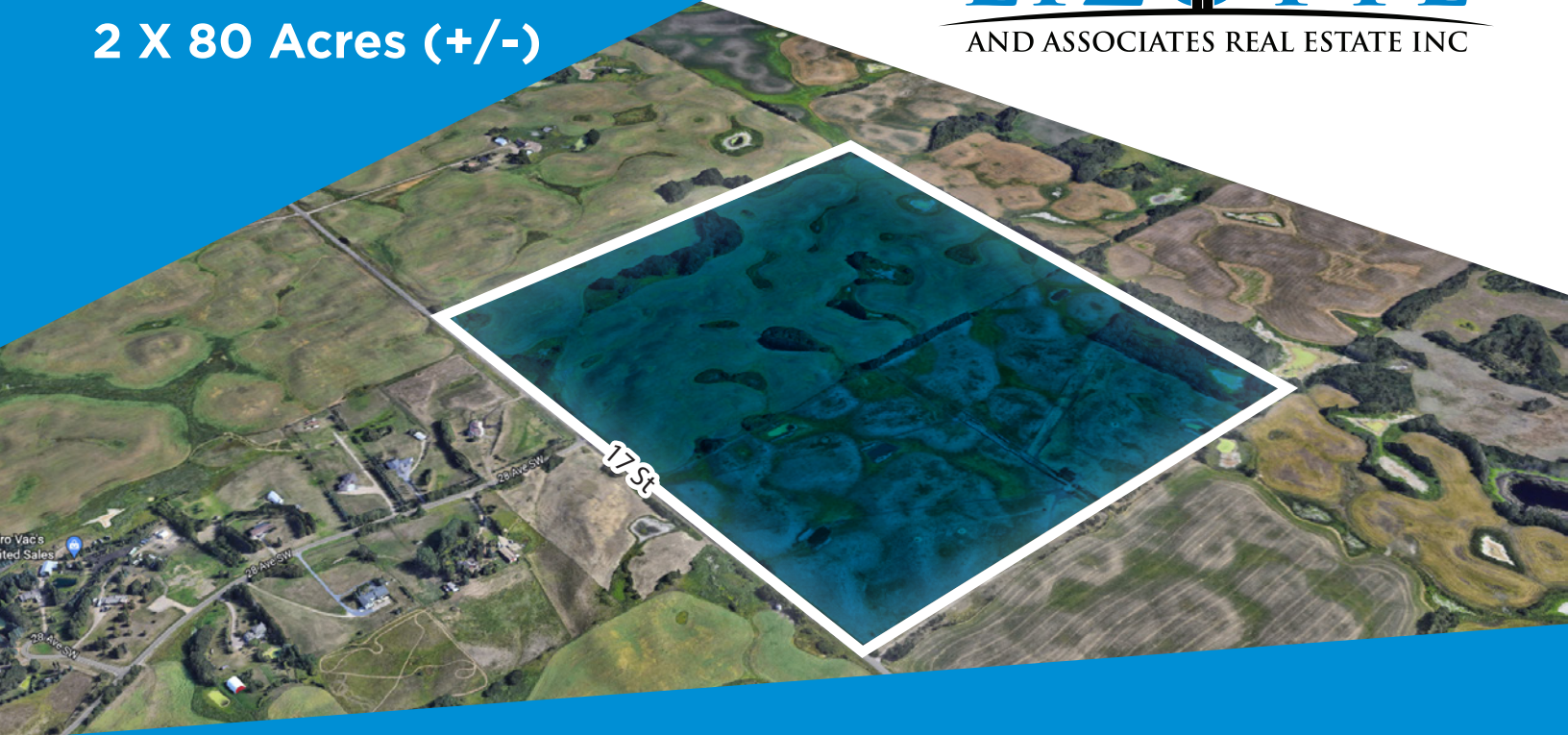


FOR SALE

2 X 80 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



2503 & 2811 - 17 Street SW, Edmonton, AB

ELLERSLIE MEADOWS LAND

Property Highlights

- Future residential land
- Decoteau Area Structure Plan
- Vendor financing available
- One of the Fastest growing region in Greater Edmonton
- Estimated to be under development 2030 / 2031
- Located within 5 km of Meadows Community Recreation Centre and Ivor Dent Sports Park
- On the Main Road 17th Street for Decoteau Neighborhood

Contact

Karim Bensalah
Associate
Cell: 780.729.4382
karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

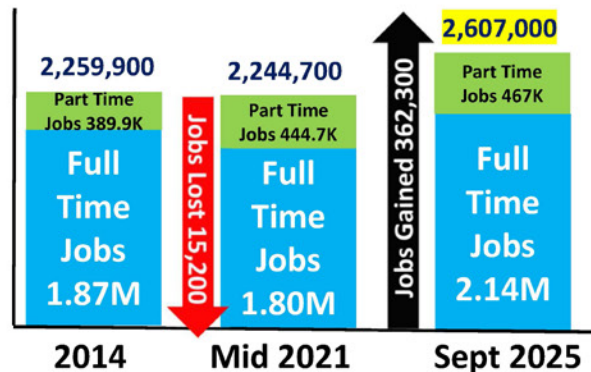
ELLERSLIE MEADOWS LAND

Sept. 1, 2025, Alberta's Population

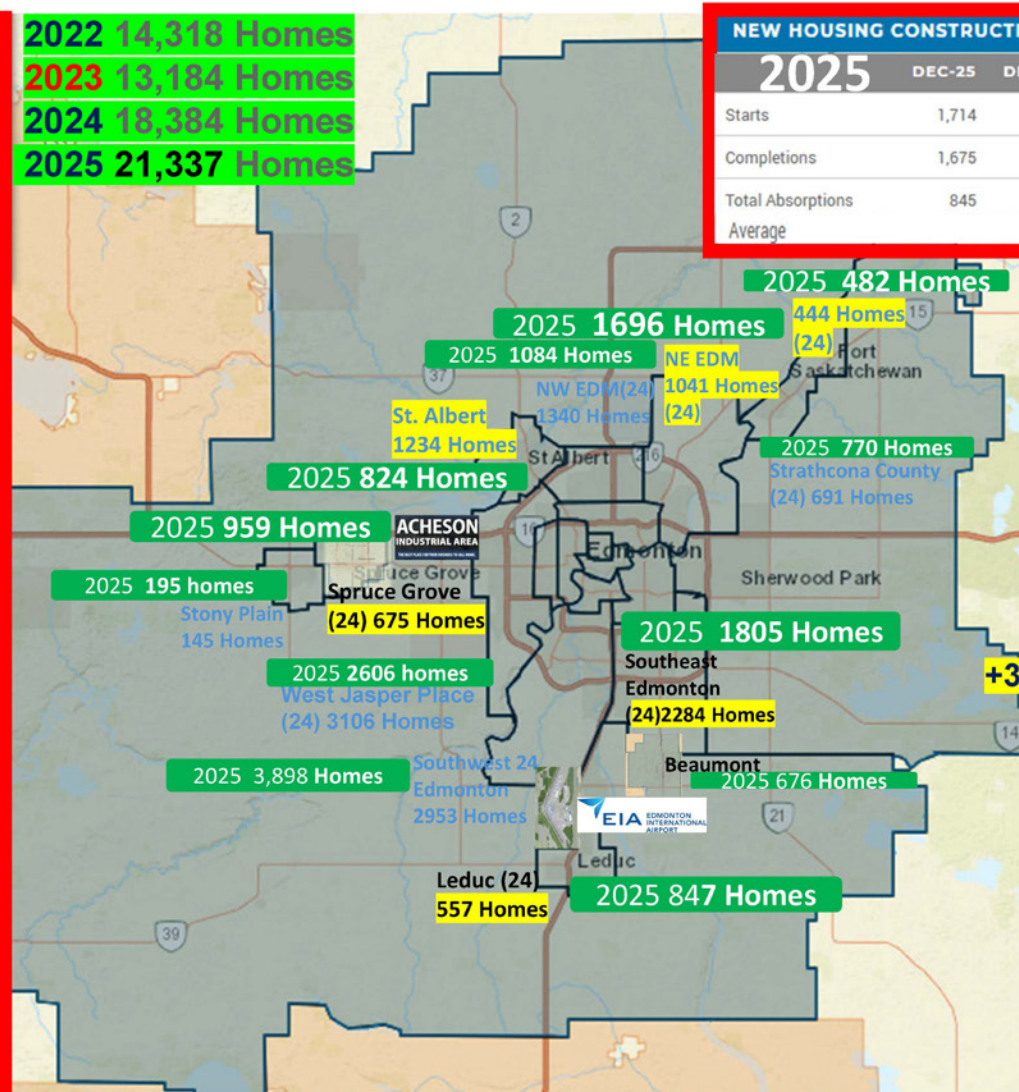
5,040,000

Aberta has grown at 2.1% over the Past 11 Years (by 2030 5.6 Million could be Expected)

Job Growth



2022 14,318 Homes
2023 13,184 Homes
2024 18,384 Homes
2025 21,337 Homes



NEW HOUSING CONSTRUCTION Metro EDMONTON				
2025	DEC-25	DEC-24	YTD-25	YTD-24
Starts	1,714	1,445	21,337	18,384
Completions	1,675	2,137	18,660	16,839
Total Absorptions	845	776	9,378	8,531
Average			\$651,259	\$652,429

Jan 1st - Dec 31st, 2025
Up 16.1%

Jan 1st, 2024 to Dec 31st, 2024
18,384 Homes

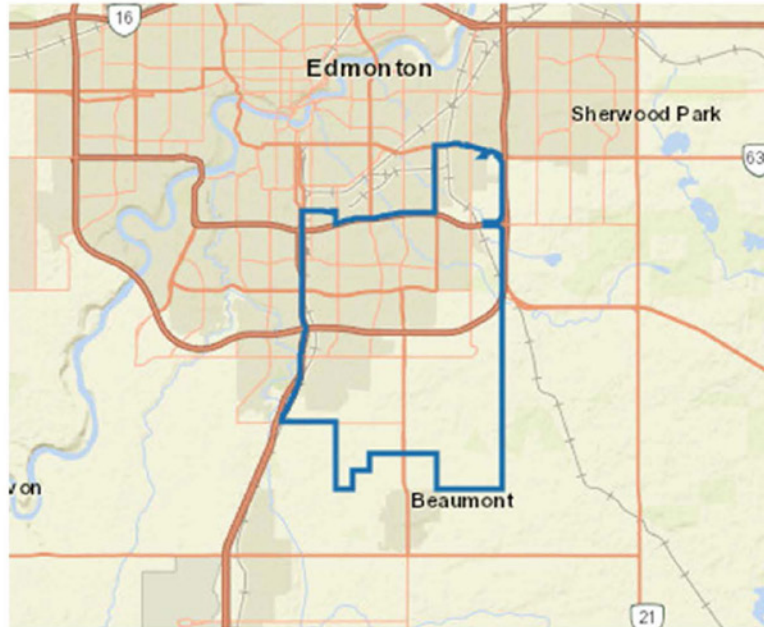
+39.4% ↑ Increase

+/- **40%** of the **People** that Move to Alberta **Came to Metro Edmonton**

FOR SALE

ELLERSLIE MEADOWS LAND

New Housing Construction Activity — Millwoods



Housing Starts by Dwelling Type

	DEC-25	DEC-24	YTD-25	YTD-24
Single	56	81	794	955
Semi-detached	8	10	204	174
Row	4	21	217	377
Apartment	211	39	590	742
All	279	151	1,805	2,248

Absorbed Single-Detached Unit Prices

	DEC-25	DEC-24
Average	599,684	667,190

Under Construction by Dwelling Type

	SEP-25	OCT-25	NOV-25	DEC-25
Single	512	454	402	361
Semi-detached	152	158	130	108
Row	190	137	136	102
Apartment	430	425	382	507
All	1,284	1,174	1,050	1,078

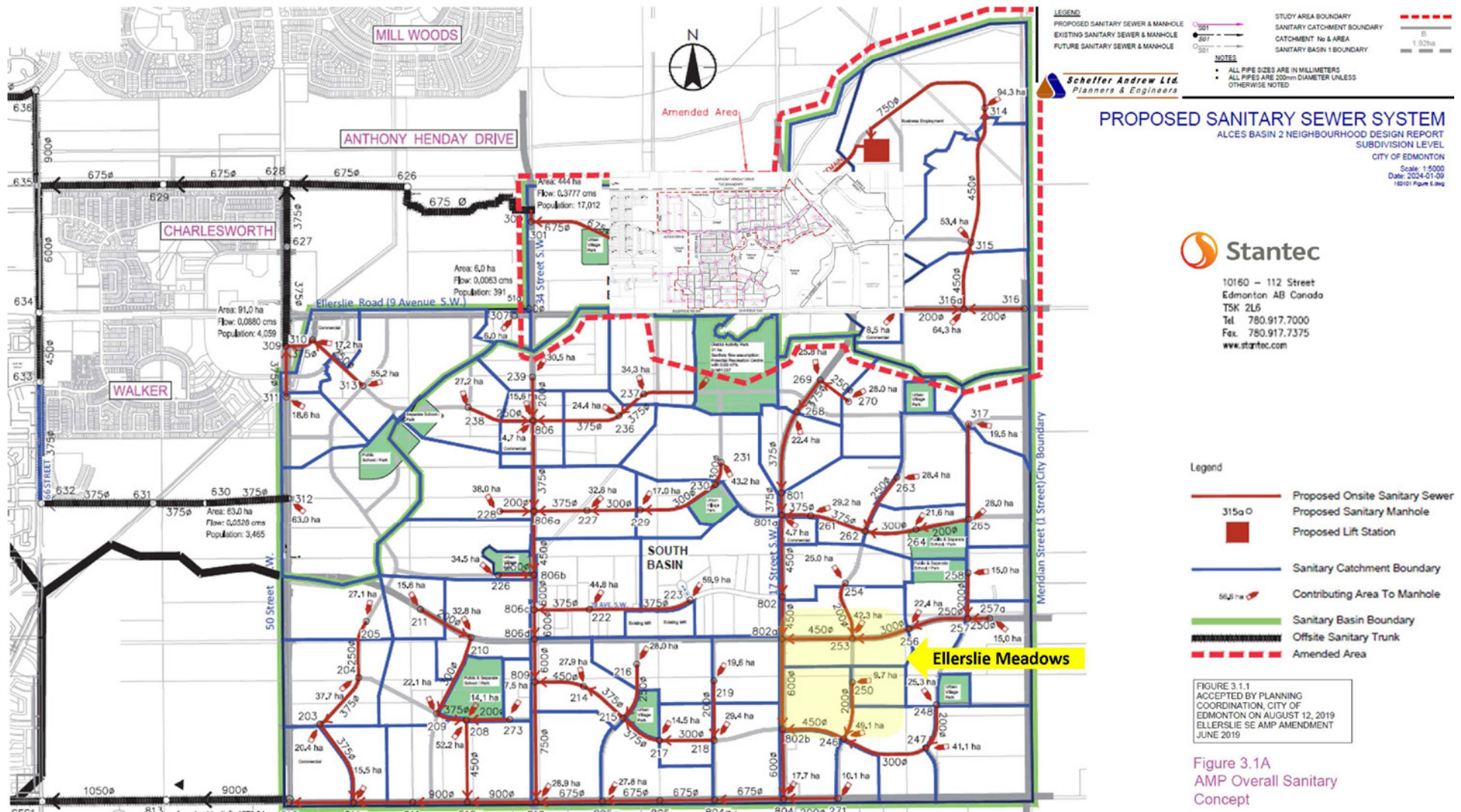
Housing Completions by Dwelling Type

	DEC-25	DEC-24	YTD-25	YTD-24
Single	96	..	..	..
Semi-detached	30	..	..	..
Row	38	..	..	..
Apartment	83	..	..	..
All	247	..	..	..

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ELLERSLIE MEADOWS LAND

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Meadows Rec Centre

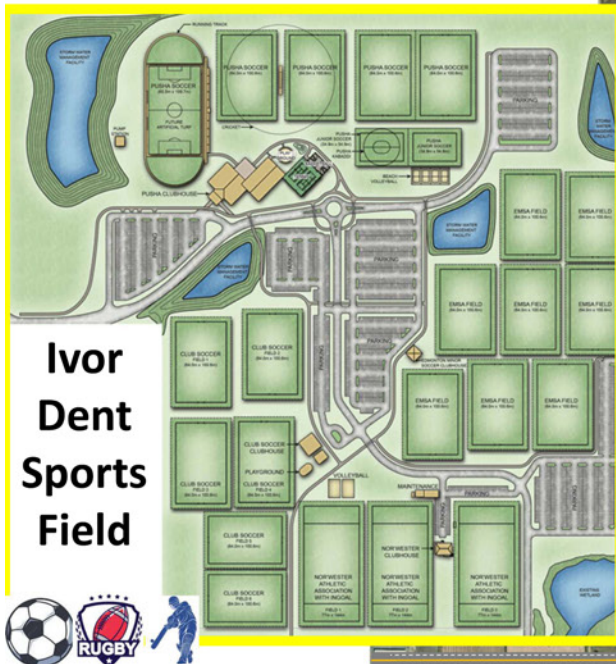
Southeast high school
Welcoming students in September 2024

h 2,315 Students
Expected

17 Street

41 Avenue

Elgin Mills



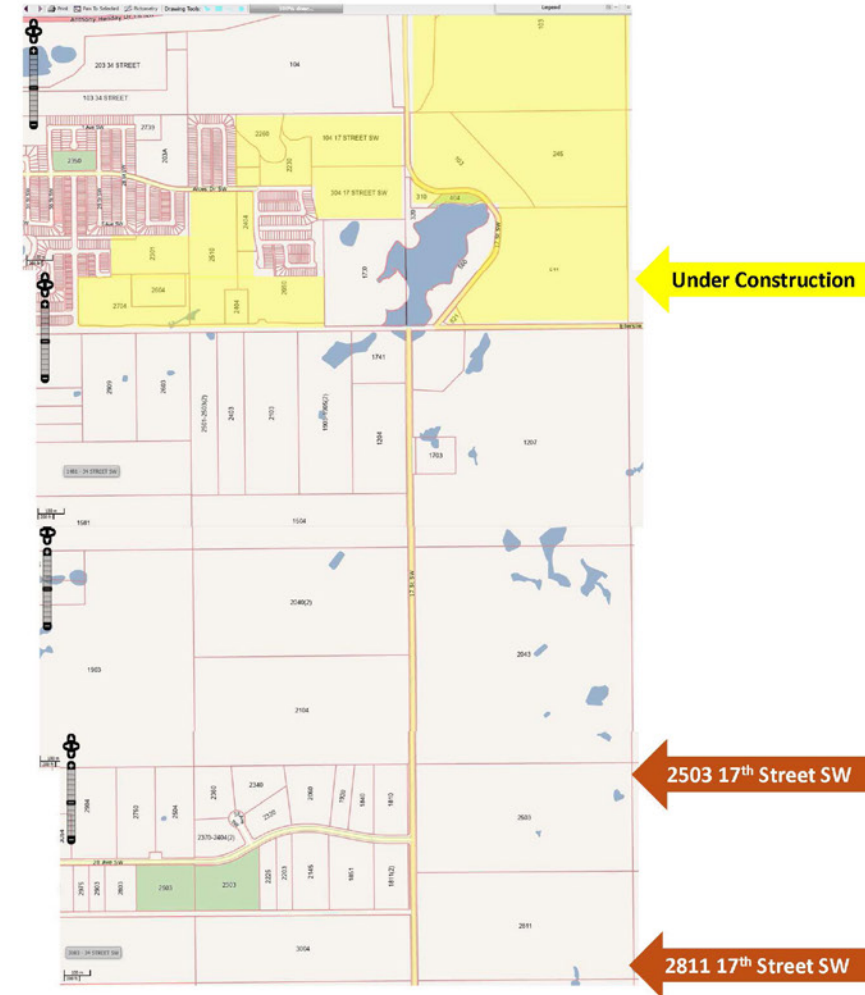
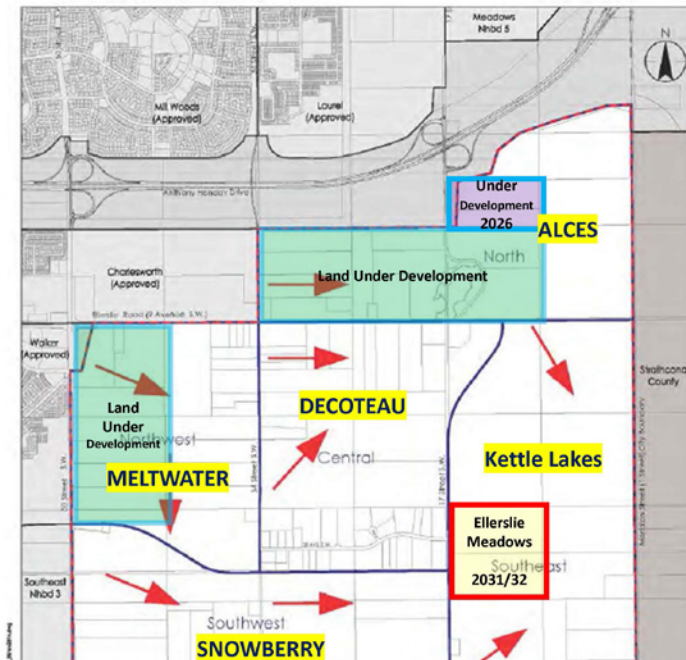
FOR SALE

ELLERSLIE MEADOWS LAND

Address:	2503 - 17 STREET SW
Alberta Township Description for Title Lot:	Quadrant NW, Section 17, Township 51, Range 23
Area:	322,965.669 m ²
Neighbourhood:	Decoteau

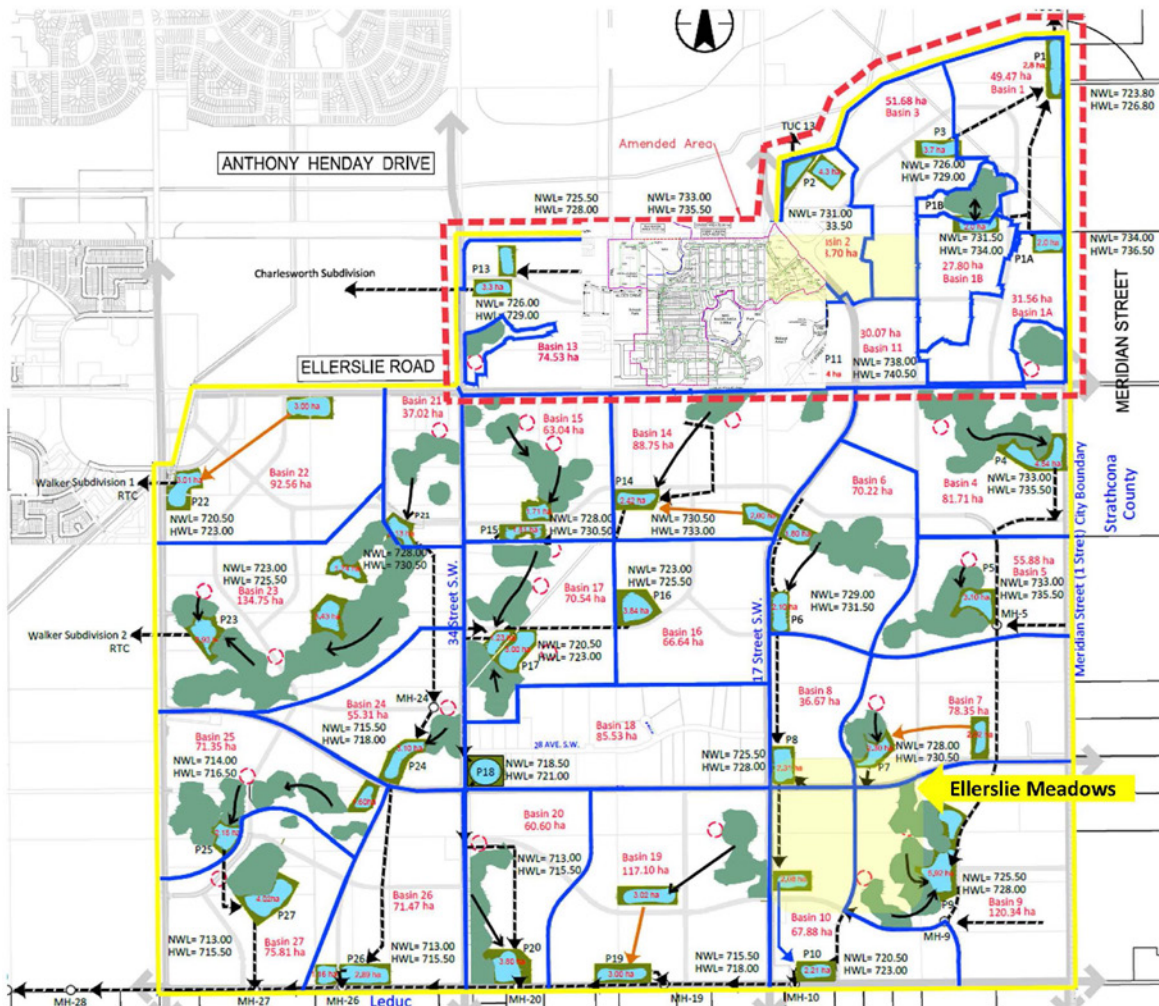
Address:	2811 - 17 STREET SW
Alberta Township Description for Title Lot:	Quadrant NW, Section 17, Township 51, Range 23
Area:	322,827.413 m ²
Current Zone:	Agriculture Zone (AG)

Figure 14 – Staging



FOR SALE

ELLERSLIE MEADOWS LAND



Client/Project:
SE ASP OWNERS GROUP
ELLERSLIE SE AMP AMENDMENT JAN 2018
Figure No.
6.1
Title
OVERALL STORMWATER
MANAGEMENT CONCEPT,
BASIN BOUNDARIES AND
PROPOSED OUTFALLS



10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7375
www.stantec.com

Legend

- 51.27 ha Basin 1
- Storm Basin
- Amended Area
- Treatment / Storage Pond for Natural Wetland
- Natural Wetland Discharge into Pond
- Pond Outfalls
- P11 Pond / SWMF Label and Area
- Retained Wetland

LEGEND
PROPOSED STORM SEWER & MANHOLE
EXISTING STORM SEWER & MANHOLE
FUTURE STORM SEWER & MANHOLE
Scheller Andrew Ltd.
Planners & Engineers

- STUDY AREA BOUNDARY
- STORM BASIN 2 BOUNDARY
- STORM BASIN NATURAL AREA BOUNDARY
- STORM BOUNDARY
- CATCHMENT AREA
- 1.92ha

PROPOSED MINOR STORM SYSTEM
ALCES BASIN 2 NEIGHBOURHOOD DESIGN REPORT
SUBDIVISION LEVEL
CITY OF EDMONTON
Scale: 1:4000
Date: 2024-01-09
102101 Figure 6.1.dwg

FOR SALE

ELLERSLIE MEADOWS LAND

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 2503/2811 - 17 Street SW, Edmonton, AB

Legal Address: Quadrant NW, Section 17, Township 51,
Range 23 Meridian 4

Size: 2 x 80 Acres

Zoning: Agricultural Zone (AG)

Possession: Immediate/Negotiable

Contact

Karim Bensalah

Associate

Cell: 780.729.4382

karim@lizotterealestate.com

\$\$\$

Purchase Price: **2503** | \$110,000/ Acre X 80 Acre = \$8,800,000
2811 | \$105,000/ Acre X 80 Acre = \$8,400,000

