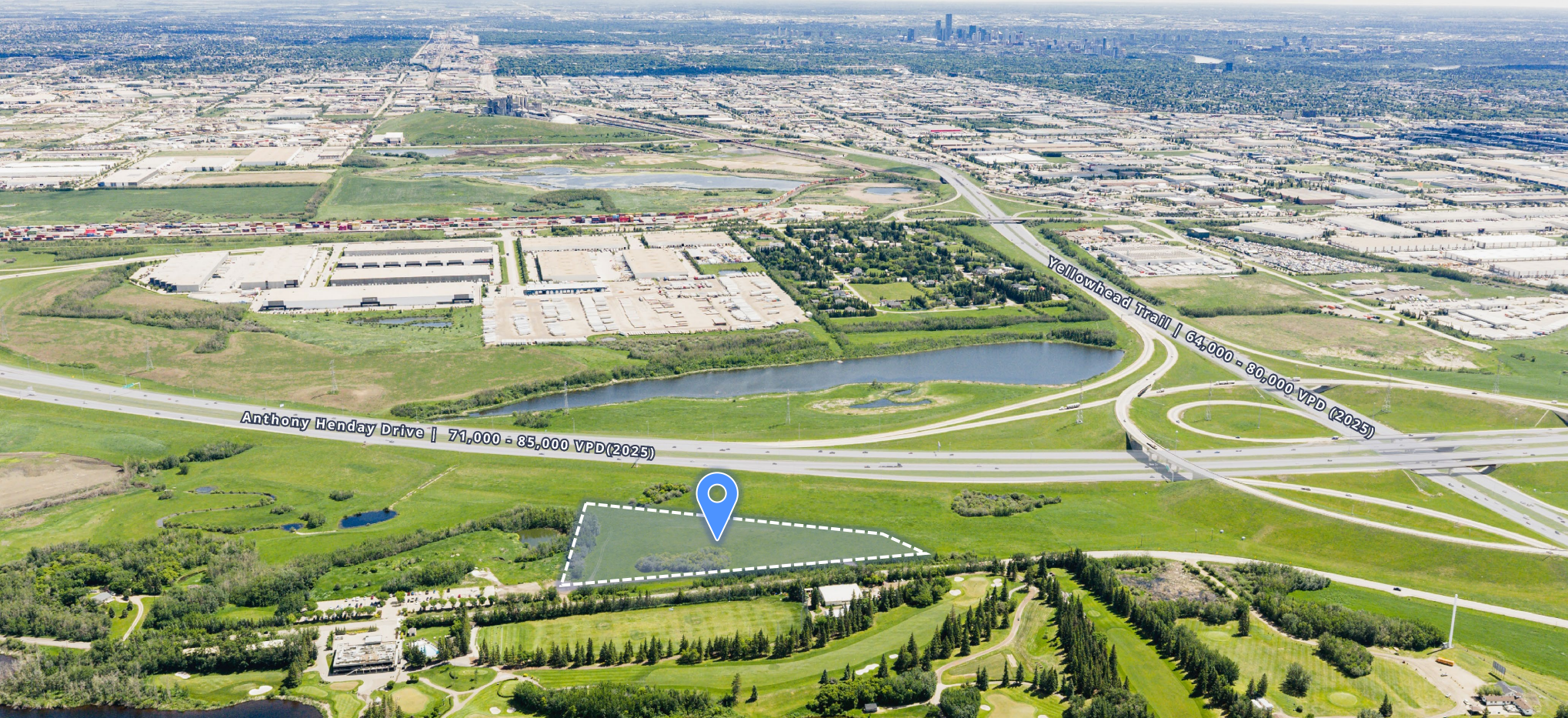




LIST PRICE
\$1,200,000
\$160,000/acre

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FOR SALE

Starling Lands | Government of Alberta

±7.49 Acres | *The Final Developable Medium-Density Parcel in Edmonton's Big Lake Basin*

12323 199 Street NW, Edmonton, AB



Accelerating success.

Investment Highlights



The Final Piece of Starling

- The last undeveloped parcel in the Starling neighborhood; an approved, actively developing community in Edmonton's sought-after Big Lake basin.
- Offered by the Government of Alberta (Alberta Infrastructure), a clean, fee simple Crown disposition at fair market value.



100% Developable Rare in the Big Lake Basin

- The full ± 7.49 acres is net developable, with no loss of land to environmental reserve, drainage corridors, or utility rights-of-way.
- Neighboring Big Lake parcels have commonly lost 30–40% of gross area to non-developable constraints, making a fully usable parcel a genuine rarity in this basin.



Clear Multi-Family Path Under an Approved NSP

- Designated Medium Density Residential (MDR) under the approved Starling Neighborhood Structure Plan, as amended by Bylaw 21082 (March 17, 2025).
- The in-place NSP designation materially reduces entitlement risk and shortens the path through rezoning for a multi-family developer.



Amenity-Rich Residential Setting

- Adjacent to the Glendale Golf & Country Club and minutes from Big Lake, Lois Hole Centennial Provincial Park, and the Horseshoe Creek open space network.
- Starling attracts strong-income households, supporting long-term absorption of townhome, row housing, and low-rise apartment product.



Compelling Basis for Patient Capital

- Priced at $\pm \$160,000$ per acre; a meaningful discount to service-adjacent Starling-area land values, reflecting the medium-term development horizon.
- A buyer secures the last position in a proven, developer-anchored neighborhood at a basis set before servicing reaches the site.

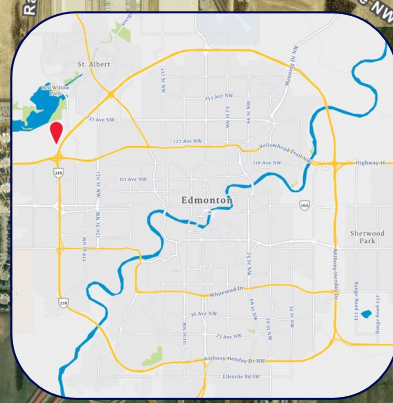


Property Details

Civic Address	12323 199 Street NW, Edmonton, AB
Legal Description	Portion of NW¼ Sec. 17, Twp. 53, Rge. 25, W4M (Title No. 912 208 104 +2; LINC 0019 312 941)
Neighborhood	Starling
Total Site Area	± 3.03 hectares (± 7.49 acres)
Net Developable Area	± 7.49 acres (100%)
Registered Owner	Government of Alberta (Minister of Infrastructure)
Current Zoning	AG – Agriculture Zone (Edmonton Zoning Bylaw 20001)
NSP Designation	Medium Density Residential — Starling Neighborhood Structure Plan
Servicing	Not currently serviced; municipal services likely to be extended from the north through Starling as development advances (see Servicing & Development Status), or via the south through Pintail Landing.
Site Boundaries	West: 199 Street; East / South: Anthony Henday Drive Transportation Utility Corridor (Plan 8920486); North: Glendale Golf & Country Club parking and storage lands
Environmental	Phase 1 ESA completed (1630 Projects Ltd., 2014) — risk of environmental issues assessed as low; report available in the data room
List Price	\$1,200,000 (± \$160,000 per acre)



Big Lake &
Lois Hole Provincial Park



Location Overview

The site occupies the southern tip of the Starling neighborhood in northwest Edmonton's Big Lake basin; one of the city's most distinctive residential settings, framed by Big Lake, Lois Hole Centennial Provincial Park, and the Glendale Golf & Country Club.

Established, Developer-Anchored Neighborhood

Starling is an approved, actively building community, with development advancing southward under a single dominant developer (Rohit Group), providing clear servicing and build-out momentum toward the subject lands.

Natural Amenity on Three Sides

Golf course frontage to the west and north, with the Horseshoe Creek corridor, naturalized stormwater facilities, and an extensive parks and trail network woven through the neighborhood.

Lois Hole Centennial Provincial Park and Big Lake; a nationally significant bird habitat, lie immediately northwest of the community.

Regional Connectivity

Direct access to 199 Street, with the Anthony Henday Drive / Yellowhead Trail (Hwy 16) interchange minutes to the south allowing fast connections to St. Albert, west Edmonton, and the broader region.

Nearby Amenities

1 Glendale Golf Club

2 Dragons Head Golf Club

3 Sopranos Pizza Plus

4 Rohit Big Lake Quarters
Retail Development

5 Donna's Eatery

6 Tim Hortons

7 Shell Gas Station

8 Esso Gas Station

Big Lake District Area Overview

The Big Lake district is one of Edmonton's fastest growing residential corridors, attracting young families and professionals with above-average household incomes and strong long-term population growth. The broader Big Lake area includes the neighboring communities of Trumpeter, Hawks Ridge, Kinglet Gardens, and Pintail Landing, creating a significant and expanding residential catchment.

The area is highly attractive to young families and professionals, with a median age of approximately 35 years and household incomes exceeding \$200,000 annually within the surrounding market area.

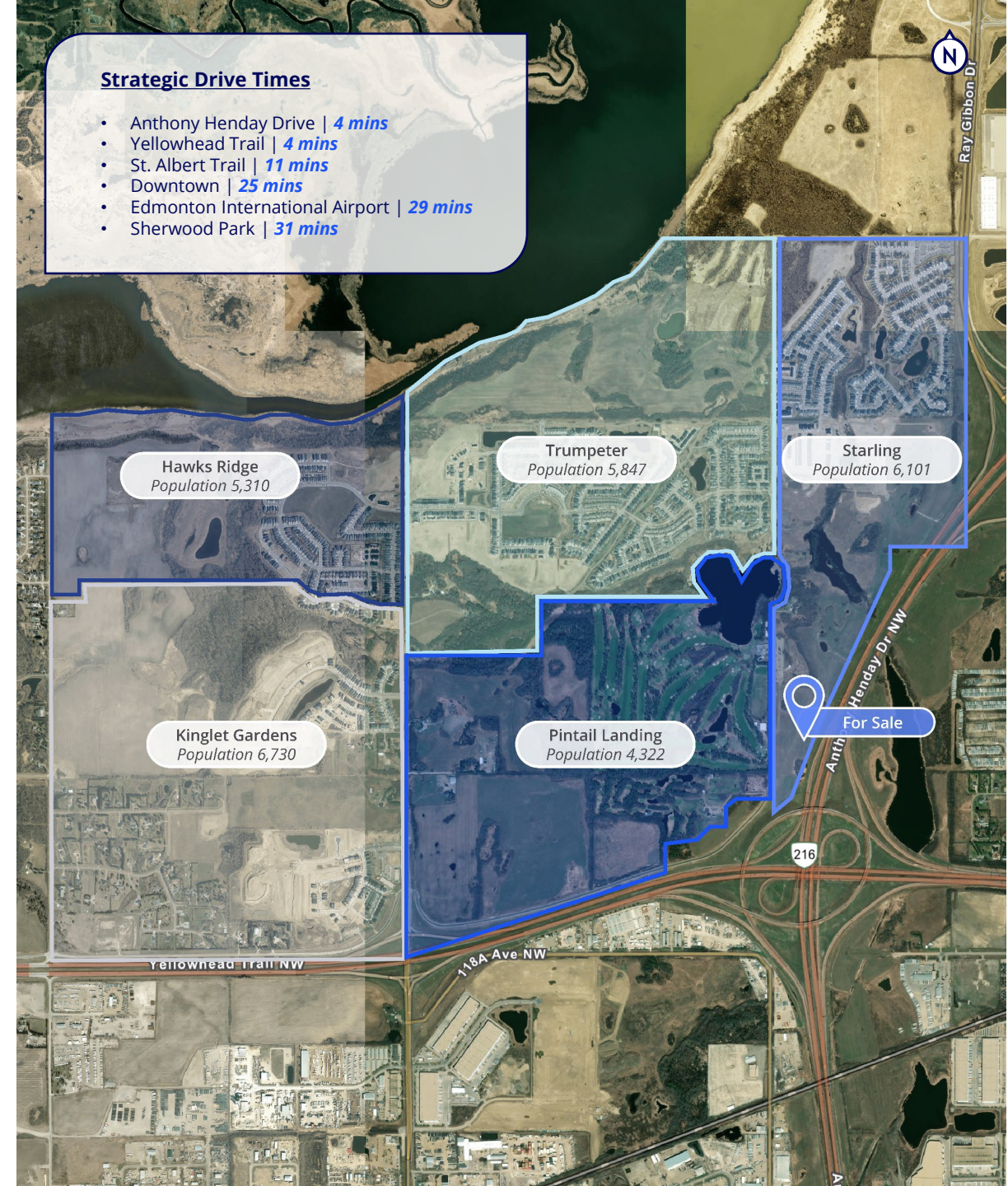
Residents benefit from exceptional connectivity via Anthony Henday Drive, Yellowhead Trail, and St. Albert Trail, while being only minutes from St. Albert's extensive retail, service, and employment amenities. The community is also recognized for its natural setting, with access to Big Lake, Lois Hole Provincial Park, extensive trail networks, and recreational destinations including Glendale Golf & Country Club and Dragon's Head Golf Course.

Population growth is projected to exceed 30% over the next decade, supporting continued demand for diverse housing options, including medium-density multi-family development.



Demographics within a 2 km radius

Hawks Ridge 5,310	Trumpeter 5,847	Starling 6,101	Kinglet Garden 6,730	Pintail Landing 4,322
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Planning Framework

Current Zoning: AG – Agriculture Zone

The lands are presently zoned AG – Agriculture Zone under Edmonton Zoning Bylaw 20001. The AG Zone is a holding designation that conserves land for agricultural use pending urban development in accordance with applicable statutory plans; permitted uses are limited to agriculture, a single detached dwelling and accessory residential uses, and limited community and sign uses. Rezoning will be required prior to urban development.

Starling Neighborhood Structure Plan — Medium Density Residential

The site is located within the approved Starling Neighborhood Structure Plan (as amended, most recently by Bylaw 21082, approved March 17, 2025) and is designated Medium Density Residential. The MDR designation contemplates ground-oriented and low-rise multi-family housing forms — row housing through low-rise apartment — consistent with the NSP's objective of locating medium density housing at neighborhood edges and along collector roadways.

The Starling NSP targets an overall density of 33.6 units per net hectare and a housing mix of approximately 59% low density to 41% medium density residential — a materially higher multi-family share than typical suburban Edmonton neighborhoods, underscoring the role sites such as this play in the community's build-out.

Prospective purchasers should confirm permitted density, built form, and any NSP amendment or study requirements applicable to their intended development concept with the City of Edmonton as part of due diligence.

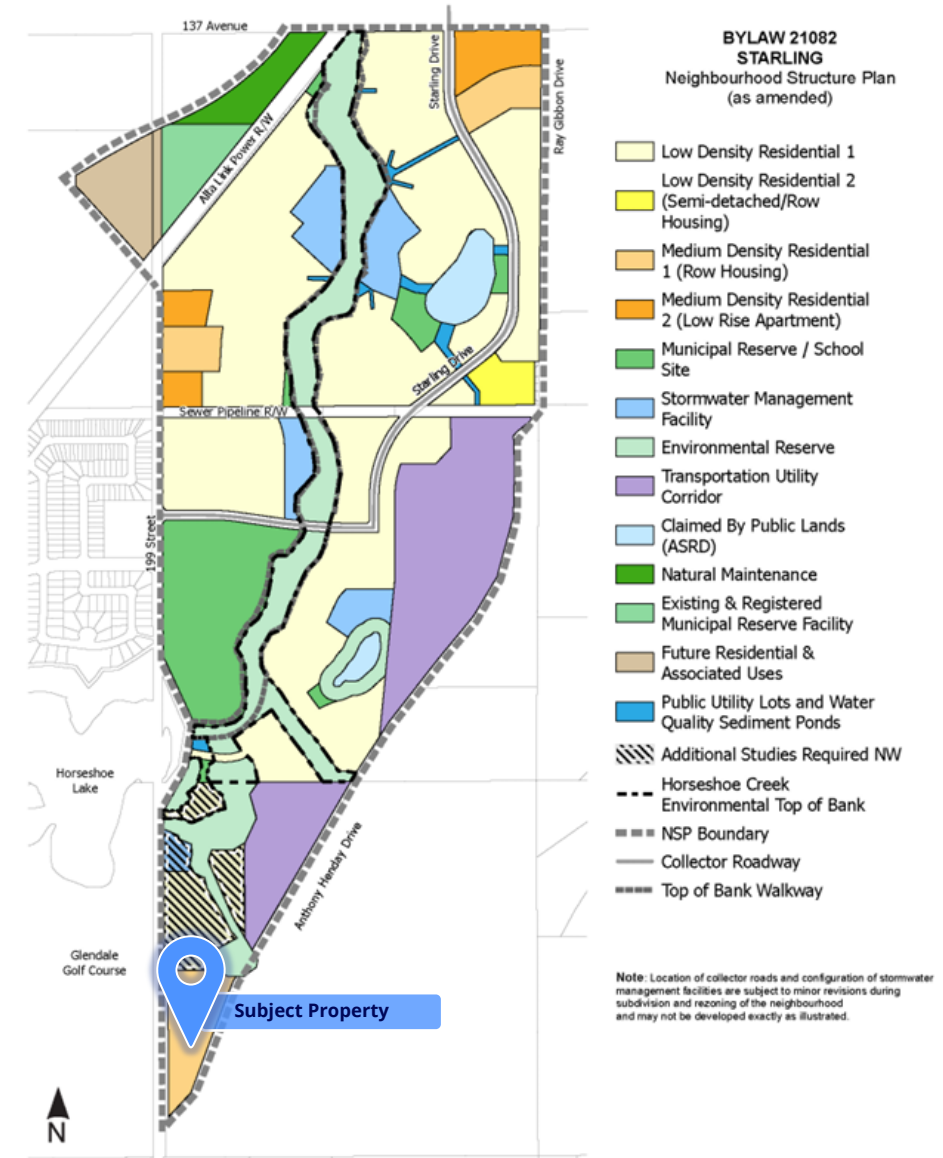
Servicing & Development Status

The lands are not currently serviced. Municipal water and sanitary services will be extended southward through Starling as neighborhood development advances from the north. Rohit Group, the principal landowner and active developer in Starling, controls the intervening lands and servicing sequence; the subject site is the final parcel in that sequence, positioning it as a medium-term development opportunity.

Arterial Road Alignment

The City of Edmonton has paused new development approvals in Starling pending finalization of the future 215 Street/137 Avenue arterial road alignment north of the neighborhood. The alignment is being finalized among the City of Edmonton, the City of St. Albert, the Province of Alberta, and Rohit, who has formally submitted the alignment for acceptance; a portion crossing the southeast corner of Lois Hole Centennial Provincial Park requires provincial approval. As the dominant developer in Starling, Rohit is strongly motivated to conclude these approvals, which are a precondition to further development across the neighborhood.

Purchasers should satisfy themselves as to servicing extension, road alignment approval, and development timing as part of their due diligence. Supporting materials, including the Phase 1 ESA, Certificate of Title, and plan documents, are available in the data room.



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