



## Development opportunity - (+/-) 5.81 Acres

### Investment Highlights

- RF5 - Row Housing Zone allows for multi-residential development
- Nearby commercial lands have sold - new development underway
- Vendor has supplied topographical survey and historical environmental reports
- Location allows for quick access to Yellowhead Trail and Anthony Henday Drive

**Canon Ridge Multi-family Lands**  
170 Hyndman Crescent NW, Edmonton, AB

**PRICE REDUCED!**

**\$3,250,000**  
\$559,380 Per Acre

**Get more  
information**

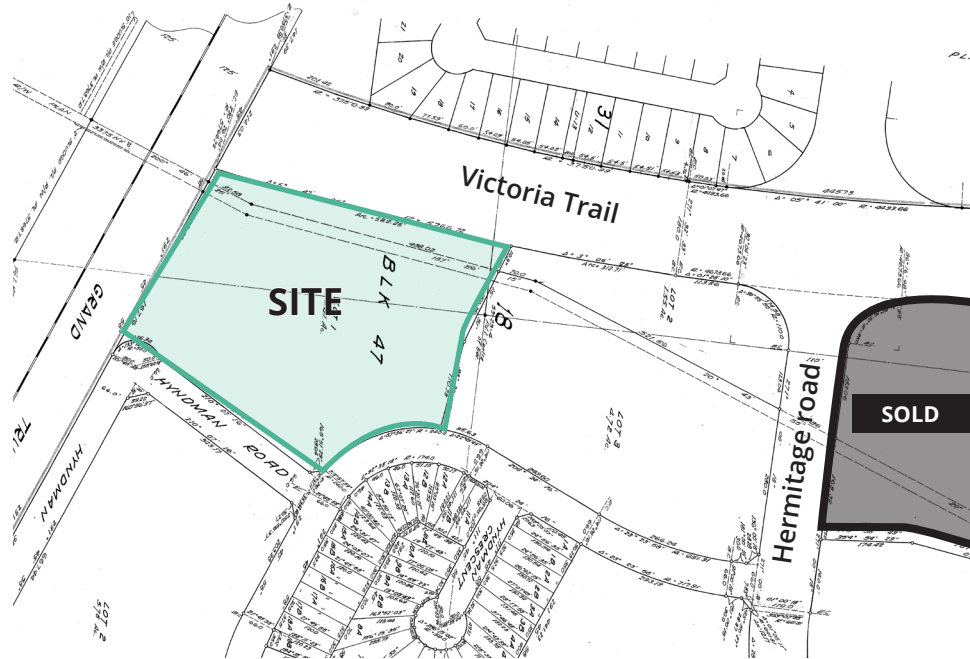
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# Development Opportunity



## Property Details

Municipal Address:	170 Hyndman Crescent NW Edmonton, AB
Legal Description:	7722150;47;1
Site Area:	5.81 Acres
Land Use/Zoning	RF5 – Row Housing Zone
Minimum Density	35 Units Per Hectare
Services	Assumed available at property line

## Local Area Characteristics

- Located within a mature neighbourhood in Northeast Edmonton
- Direct access to Yellowhead Trail both eastbound and westbound and in close proximity to Anthony Henday Drive providing quick access to Edmonton and surrounding area
- Various amenities in the area including the Edmonton Soccer Association East Centre, Clareview Community and Abbottsfield Recreation Centres
- Several parks within short distance including Cannon Ridge Park, Hermitage Park and the very popular Rundle Park, which features mini golf, paddle boating, indoor swimming, baseball diamonds, and much more
- A short drive or walking distance away from over 10 schools and daycare facilities
- Neighbouring commercial development site has sold and development is underway, which will add to the immediate neighbourhood's amenities
- Belmont Town Centre, Clareview Town Centre and other major retail centres within 2-3 kms of the site
- Site neighbours existing multi-family, Circle K, Petro Canada, and Tim Hortons

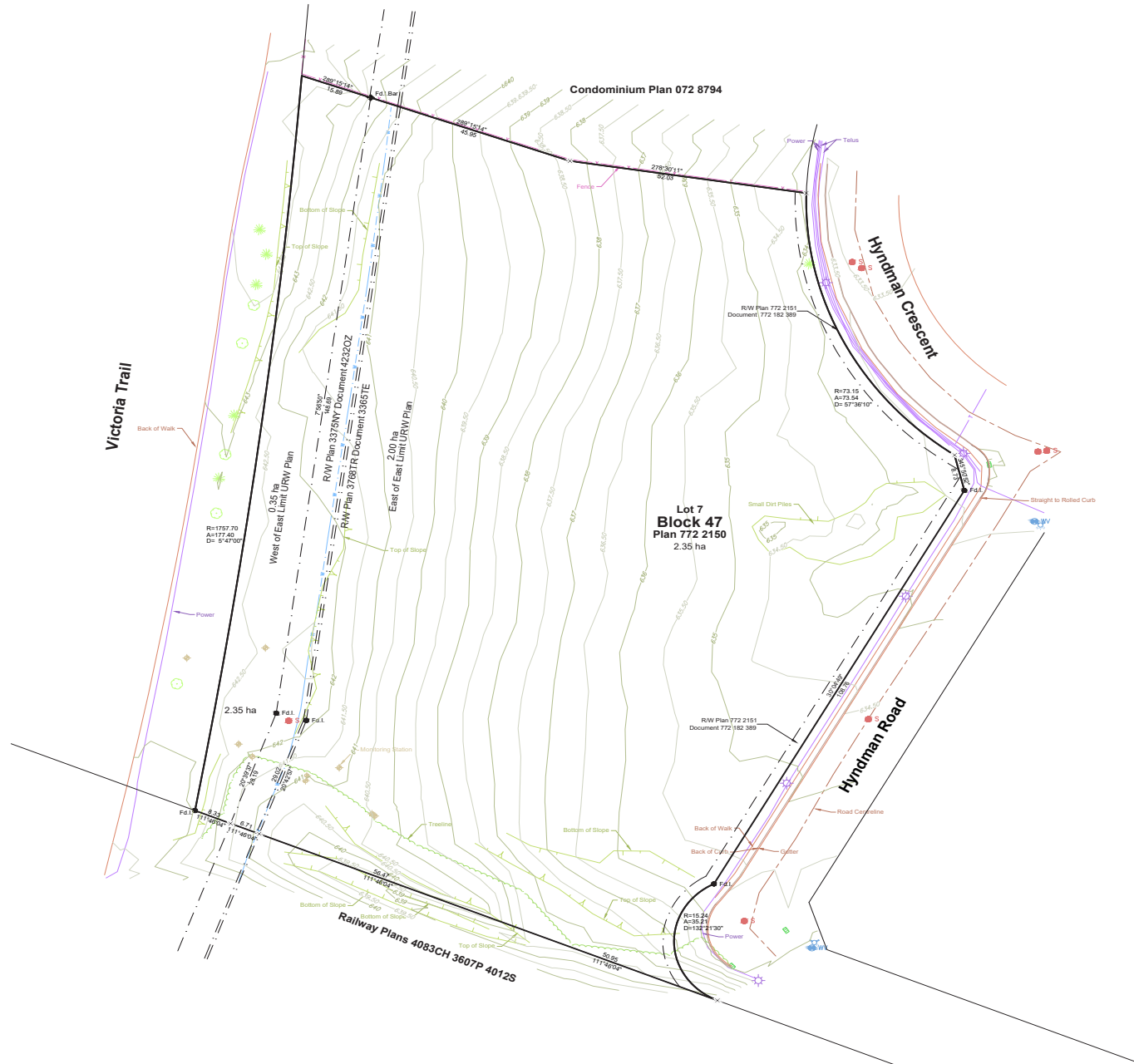
# Location Overview



# Photos



# Topographical Site Survey



If you would like more information on this offering please get in touch.

**List Price:**

PRICE REDUCED!

Now \$3,250,000 (\$559,380 Per Acre)

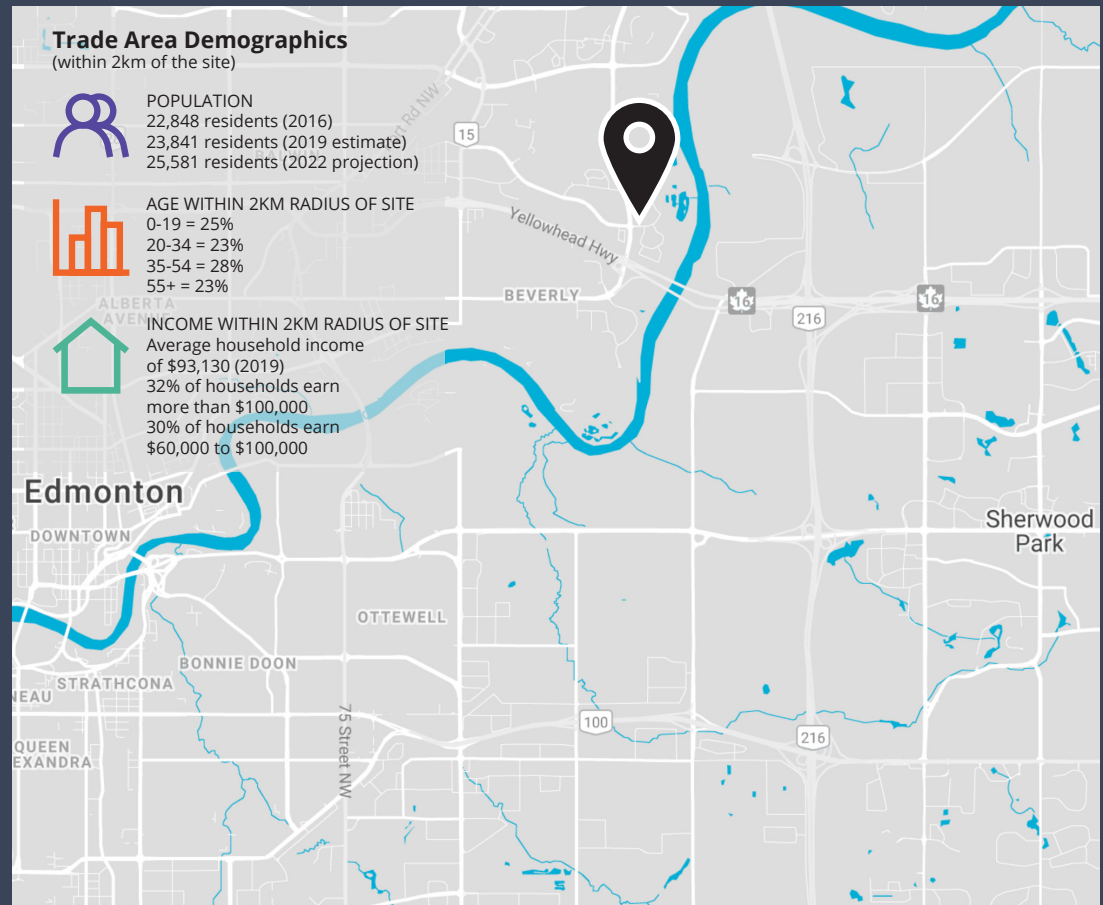
**Offering Guidance:**

Offers will be dealt with as the are received.

**Data Room Access:**

Detailed information about the property has been assembled by Avison Young and is available to prospective purchasers. Access to a secure online data room will be granted upon receipt of an executed Confidentiality Agreement. This information will be provided for the sole purpose of assisting prospective buyers in their evaluation of the offering.

[Click to download confidentiality agreement](#)



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