

AVISON
YOUNG

FOR SALE

Noble Greens Townhomes

6 Noble Close, St. Albert, AB

50 Townhome Units



Market OVERVIEW

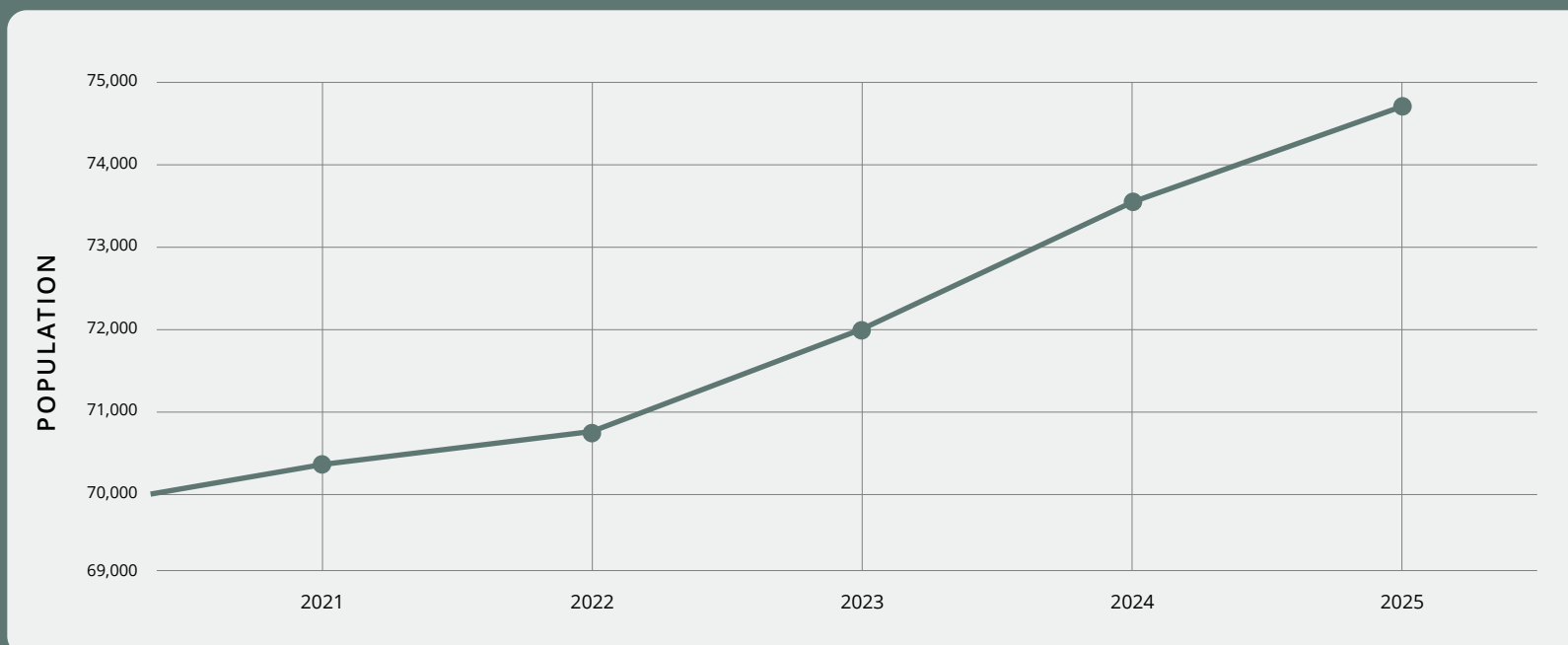
St. Albert, Alberta

Alberta is projected to lead the country in future population growth, increasing by approximately 46% from 5.0 million to over 7.3 million residents by 2050, more than double the national average of 17% (Stats Canada). As the primary cities of Edmonton and Calgary become larger and more expensive, the secondary markets outlying these major centres will see increased levels of migration, as is already occurring in St. Albert, Alberta.

St. Albert is a steadily growing city that sits directly adjacent to North Edmonton. In 2025 it reached a population of 74,730, this was a 1.58% increase from 2024 and a 7.29% increase over the last 5 years (Alberta Gov). This growth has St. Albert continuing its trajectory as one of Alberta's strongest secondary multifamily Markets. According to recent CMHC market reports, the median rental rate for a typical 2-bedroom suite in St. Albert is now exceeding the rates in many North Edmonton neighbourhoods.

The large number of modern infrastructure developments, including several multifamily housing starts, signal to the investor confidence and appetite for rental growth in St. Albert. The community feel, forward thinking housing strategies and diversity of amenities position the city to continue absorbing a significant share of the Alberta population growth.

St. Albert Population Growth (2021 - 2025)



Sturgeon River, St. Albert, AB

Property OVERVIEW

Noble Greens (the "Property") is a 2014 built townhome development located in the established St. Albert neighborhood of North Ridge. Situated on a 3.53-acre site, the property comprises 50 wood-frame townhome units in 10 separate structures with private laneways, visitor parking areas, mature landscaping and several green spaces throughout the Property.

The unit mix holds exceptionally large floor plans, with all townhomes being three-bedroom, 2.5-bath suites with a ground floor flex space and double car garage. All residences feature sizable open-concept living spaces and kitchens, with oversized balconies and in-suite laundry for residents. Interior finishes including quartz countertops, vinyl flooring, stainless steel appliances and modern lighting fixtures complete the luxury appeal.



MUNICIPAL ADDRESS: 6 Noble Close, St. Albert, AB

LEGAL ADDRESS: Plan 0726741, Block 12, Lot 102

NEIGHBOURHOOD: North Ridge (St. Albert)

YEAR BUILT: 2014

ZONING: R3 – Medium Density Residential

PARKING:
- Private Double Garages
- 17 Outdoor Visitor Stalls

STRUCTURE: Wood-frame

SITE SIZE: 3.53 Acres

LIST PRICE:
\$19,350,000 (\$387,000/unit)



Suite Breakdown

Kensington **30**
3 BED / 2.5 BATH
DOUBLE GARAGE
(1,625 SF)

Windsor **20**
3 BED / 2.5 BATH
DOUBLE GARAGE
(1,825 SF)

Investment HIGHLIGHTS

STRONG SECONDARY MARKET

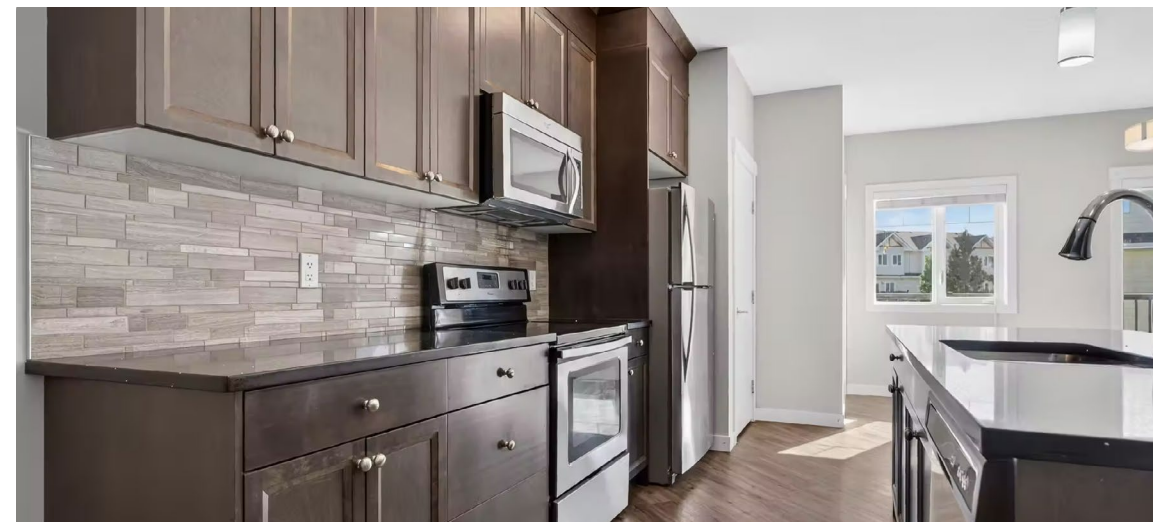
St. Albert continues to emerge as one of Alberta's strongest secondary multifamily markets. It is experiencing a steadily increasing population, a strong development cycle and key employment fundamentals. This increasing market demand has resulted in rental rates that rival, and in some cases exceed, comparable Edmonton product.

SPACIOUS SUITES WITH SOUGHT-AFTER FLEXIBILITY

The Property features two suite types with oversized balconies and an average livable area of 1,705 SF. The 3-bedroom townhome layouts hold open-concept main floors and a ground floor flex space with double car garage. This caters to family tenants seeking flexible living spaces and the conveniences provided by in-suite laundry and available storage areas.

DEFENSIBLE DEVELOPMENT WITH LITTLE COMPETITION

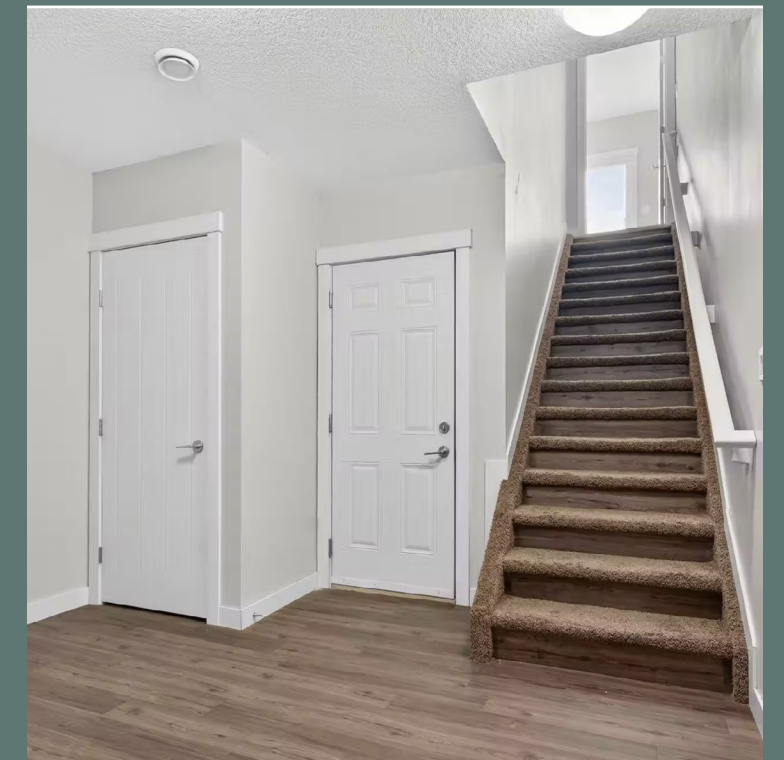
Noble Greens sits within a quiet suburban neighbourhood in Northwest St. Albert that is characterized by single family homes, community parks, multiple schools and storm ponds with walking paths. Little multifamily development exists in the immediate area, with Noble Greens being the only rental townhome property in the community of North Ridge.



Townhome Advantages

Rental townhomes have several ownership advantages over multifamily apartments:

- 1 Less utility burden for owners due to non-existent common areas and tenants paying for their own utilities through separate metering.
- 2 Reduced maintenance costs because of residential sized mechanical systems, pitched roofs providing better leak resistance and no common area upkeep.
- 3 Townhome developments are typically built on larger land sites than apartment buildings, allowing for more flexibility when considering future investment needs.
- 4 Tenants' preference for flexible living spaces and in-suite amenities is raising the demand for rental townhomes in the multifamily market.



Location OVERVIEW

North Ridge, St. Albert

Situated in Northwest St. Albert, North Ridge was initially developed in the early 2000's and is characterized by single-family homes with multiple schools and park areas. With no commercial zones in the neighbourhood, emphasis has been placed on outdoor areas and community services. Three schools are located within a 1 km radius of the Property, along with sports fields, playgrounds and an outdoor rink.

The major commercial zones of St. Albert are found along Highway 2 and include shopping malls, retail plazas and anchoring stores including Costco, Walmart, RONA, Safeway and Canadian Tire. This corridor is a 5-minute drive from the Property and also provides services such as the Sturgeon Community Hospital and many dining and entertainment options.

St. Albert is known for its strong education system and low crime rates, making it especially attractive for families. Its proximity to Edmonton allows residents to enjoy suburban living while maintaining easy access to big-city employment, post-secondary institutions, and services.

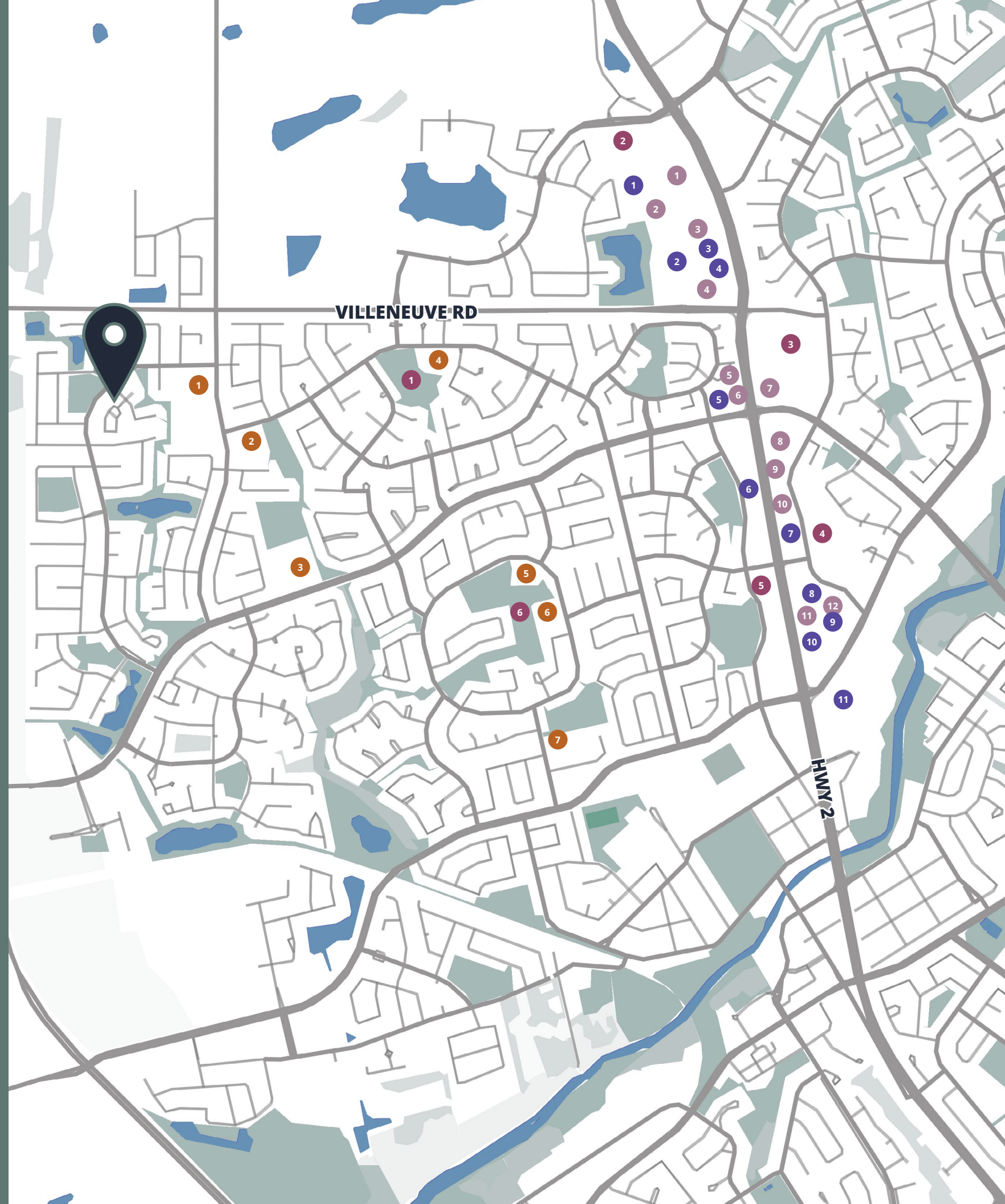
DEMOGRAPHICS NORTH RIDGE, ST. ALBERT

 **5,608**
Estimated Population (2025)

 **36.6**
Median Age

 **\$175,515**
Average Household Income

 **2011 - 2015**
Dominant Period of Construction



RESTAURANTS

- 1 Browns Socialhouse
- 2 The Canadian Brewhouse
- 3 Tim Hortons
- 4 McDonald's
- 5 Subway
- 6 Original Joe's
- 7 East Side Mario's
- 8 Sorrentino's St. Albert
- 9 Boston Pizza
- 10 Central Social Hall
- 11 Montana's
- 12 Fatburger

AMENITIES

- 1 Deer Ridge Park
- 2 Landmark Cinemas
- 3 Sturgeon Community Hospital
- 4 St. Albert Bowling Centre
- 6 Best Western Plus
- 5 Larose Park

RETAIL

- 1 The Home Depot
- 2 Walmart Supercentre
- 3 Save-On-Foods
- 4 Dollarama
- 5 Bella Maas Boutique
- 6 KalTire
- 7 Riverside Motosports
- 8 Staples
- 9 Chapters
- 10 Safeway
- 11 St. Albert Shopping Centre

SCHOOLS

- 1 Sturgeon Heights School
- 2 Jj Nearing Catholic Elementary School
- 3 Bellerose Composite High School
- 4 Muriel Martin Elementary School
- 5 William D Cuts School
- 6 Bertha Kennedy Catholic School
- 7 Ronald Harvey Elementary School

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