

DEVELOPMENT OPPORTUNITY | 161 ACRES OF FUTURE RESIDENTIAL & COMMERCIAL DEVELOPMENT LAND



# ST. ALBERT LANDS

ST. ALBERT TRAIL & NEIL ROSS ROAD, ST. ALBERT, AB

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 **CUSHMAN &  
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FUTURE MUNICIPAL FIRE HALL & PARK AND RIDE

## PROPERTY HIGHLIGHTS

- Site totaling approximately 161 +/- Acres.
- Servicing located along boulevard just north of the Costco, expected to cross St. Albert Trail to future fire hall directly south of the property.
- Longterm municipal plan to build bypass along Bellerose Dr up to waste treatment plant, as well as a trunk and outfall to the Sturgeon River.
- Water for the region coming out of the Oakmont and Lacombe reservoirs, with the goal of a future reservoir within municipal boundaries for this northern region.
- ASP required for this parcel, with other large scale regional land developers currently in progress on ASP's for bordering and nearby land parcels.
- Plans for future annexation areas from the Province of Alberta expected imminently.
- Future municipal fire hall and park and ride directly at south-east corner of the property.

# ST. ALBERT LANDS

FUTURE EXPROPRIATION LANDS

MUNICIPAL BOUNDARY

CITY OF ST. ALBERT - FUTURE GROWTH NODE

JENSEN LAKES

save on foods

THE HOME DEPOT

Tim Hortons

Walmart

McDonald's

COSTCO WHOLESALE

LOWE'S

PETSMART

Michaels

Marshalls

HOMESENSE

ERIN RIDGE / ERIN RIDGE NORTH

VILLENEUVE ROAD

DEER RIDGE

HIGHWAY 2 | ST. ALBERT TRAIL S | EDMONTON 15 MINUTES  
← HIGHWAY 2 | ST. ALBERT TRAIL N | MORNVILLE 10 MINUTES

# LOCATION OVERVIEW

Within City of St. Albert municipal boundaries and located along the north end of the municipality.

Direct access to St. Albert Trail / Highway 2 with high traffic exposure to over 18,000 vehicles per day.  
(2019 City of St. Albert Transportation Statistics)

Adjacent to numerous large scale, brand new residential neighbourhoods and commercial developments.

Nearby retailers include Costco, Walmart, Home Depot, numerous restaurants and bars, hotels, and vehicle dealerships.



# DEMOGRAPHICS

## SURROUNDING NEIGHBOURHOODS

### Jensen Lakes

Population: 232 (2022 Estimate)  
Households: 107

### Erin Ridge

Population: 6,100 (2022 Estimate)  
Households: 2,113

### Erin Ridge North

Population: 2,152 (Estimate 2022)  
Households: 787

### Deer Ridge

Population: 6,199 (2022 Estimate)  
Households: 2,067

## ST. ALBERT

**Population:** 71,531

**Major Arteries:** St. Albert Trail/ Highway 2  
Boudreau Road  
Giroux Road  
Ray Gibbon Drive  
McKenney Avenue  
Villeneuve Road/ Highway 633

**Number of Households:** 25,794

**Highest Income Earnings:** 4,831 Households (\$150K-\$200K)  
2,939 Households (+\$200K)

## STURGEON COUNTY

**Population:** 21,885

**Major Arteries:** Highway 2  
Highway 44  
Highway 28 & 28A  
Highway 651  
Highway 642  
Highway 37  
Highway 633

**Number of Households:** 7,257

**Highest Income Earnings:** 1,253 Households (\$150K-\$200K)  
1,175 Households (+\$200K)

## MORNVILLE

**Population:** 11,111

**Major Arteries:** 100 Avenue  
Highway 642  
100 Street

**Number of Households:** 3,978

**Highest Income Earnings:** 594 Households (\$150K-\$200K)  
178 Households (+\$200K)

## SHERWOOD PARK

**Population:** 72,017

**Major Arteries:** Broadmoor Blvd  
Emerald Drive  
Clover Bar Road  
Sherwood Drive  
Baseline Road  
Lakeland Drive  
Highway 21  
Yellowhead Trail  
Wye Roed

**Number of Households:** 28,323

**Highest Income Earnings:** 5,635 Households (\$150K-\$200K)  
2,540 Households (+\$200K)

## OFFERING PROCESS

Cushman and Wakefield Edmonton has been retained on an exclusive basis to arrange for the sale of the St. Albert Lands.

This opportunity is being offered with pricing guidance set at \$170,000/acre. All expressions of interest are encouraged and will be dealt with in order as received.

Please contact agents for more information.



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**LISTING  
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