



## 2503 227 Avenue Edmonton AB

\$19,919,250

442.65 Acres (Consists of 3 parcels). Northeast Regional Trunk Sewer (NERTS) immediate tie-in potential. In Horse Hills Area Structure Plan. Largely slated for residential development. Prestigious North Saskatchewan River and ravine views. Generally flat topography. Seller will consider Vendor Take-back Mortgages (VTBs). A 7-minute drive to Manning Town Center, and a 4-minute drive to Fort Saskatchewan! Municipal Address: 2804-227 Avenue NE (140 Acres), 2503-227 Avenue NE (156.89 Acres), 2740-211 Avenue NW (146.06 Acres), Legal Address: 4;23;54;27;NE,SE, 4;23;54;22;NE, 4;23;54;22;SE , Zoning: AG (Agricultural Zone). Information herein and auxiliary information subject to becoming outdated in time, change, and/or deemed reliable but not guaranteed. Buyer to confirm information during their Due Diligence.

Listing Presented By:



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