

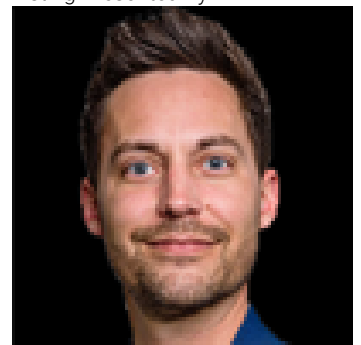


Edmonton Alberta

\$1,200,000

The final undeveloped parcel in Starling -- 77.49 acres of 100% net developable land in northwest Edmonton's Big Lake basin, a clean fee simple Crown disposition. Unlike most parcels in this basin, which commonly give up 30-40% of gross area to environmental reserve, drainage corridors, or utility rights-of-way, the full site is usable. Designated Medium Density Residential under the approved Starling Neighbourhood Structure Plan (as amended by Bylaw 21082, March 2025), the lands contemplate row housing through low-rise apartment, materially reducing entitlement risk for a multi-family developer. Currently zoned AG and unserviced, with municipal servicing to be extended southward through Starling as Rohit Groups development advances from the north. The site sits adjacent to Glendale Golf & Country Club with golf frontage on two sides, minutes from Big Lake and Lois Hole Centennial Provincial Park, and four minutes from both Anthony Henday Drive and Yellowhead Trail. Surrounding Big Lake communities carry household incomes above \$200,000 with population growth projected to exceed 30% over the next decade. Priced at \$160,000/acre -- a meaningful discount to service-adjacent Starling values -- this is the last position in a proven, developer-anchored neighbourhood at a basis set before servicing reaches the site. Phase 1 ESA available and completed for viewing. (id:6769)

Listing Presented By:



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