

# MELTWATER RIDGE ON 34th

50 Acres SE Edmonton



50 Acres ... 34th Street

© 2019 Kelley



## Meltwater Ridge on 34th

*Acres: 50 Acres*

*Price: \$4,700,000*

*Price/Acre: \$94,000 /Acre*

- Features:*
- *Area structure plan is approved !!*
  - *This is the next Neighbourhood to be approved in SE Edmonton !!*
  - *House included !!*
  - *Southeast Edmonton continues to see Phenomenal Growth relative to the Edmonton Region !!*
  - *Southeast Edmonton is a Highly Sought-after destination for Builders, Developers, and home Buyers !!*
  - *Many Planned Parklands & Trails Nearby !!*
  - *South Edmonton Lot Prices Have Shot up in this area to an all-time-high !!*
  - *So close to Cameron Developments Retail Centre & Services !*



Ellerslie Road

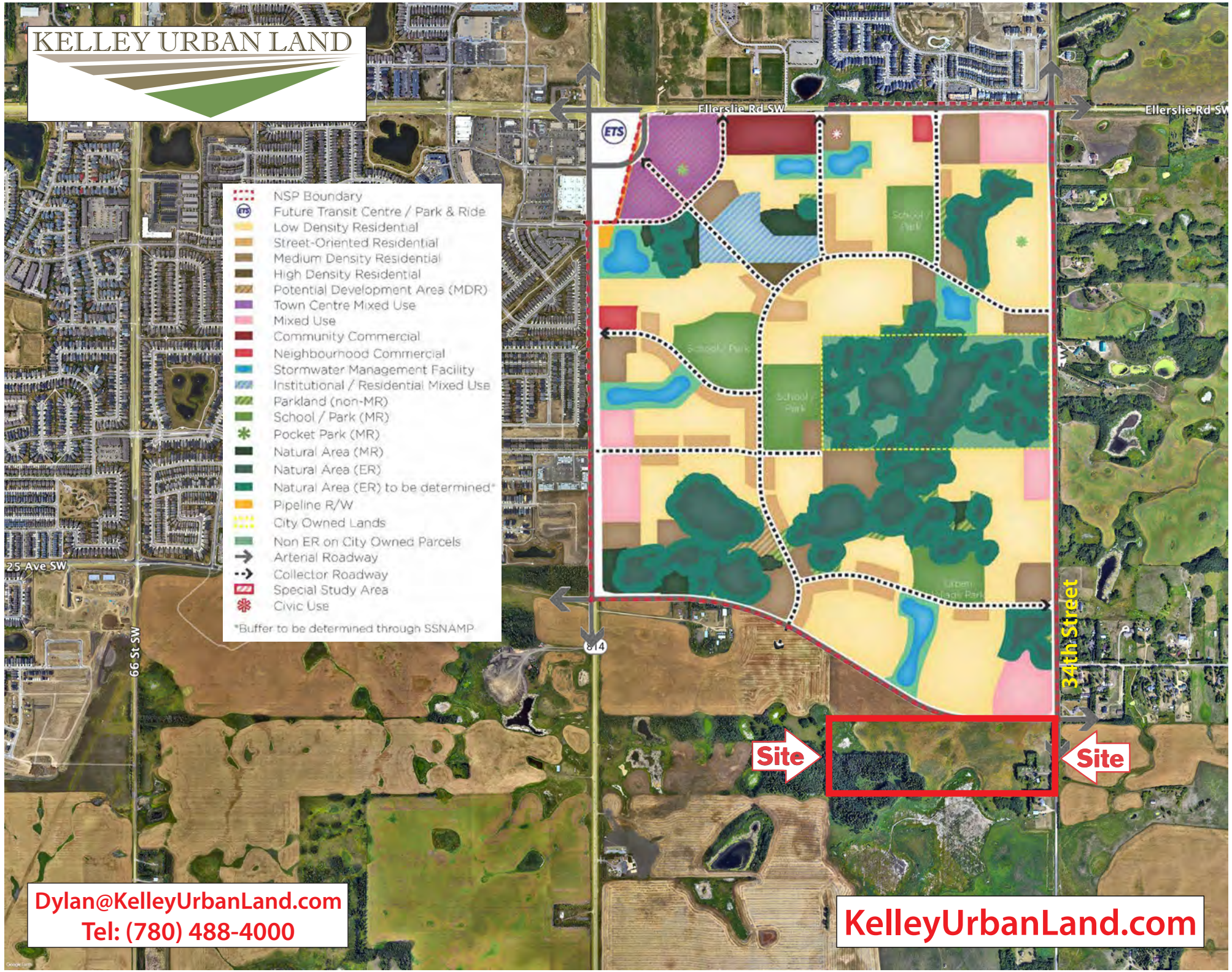
50th Street

34th Street

Site



# KELLEY URBAN LAND



- ⋯ NSP Boundary
  - Future Transit Centre / Park & Ride
  - Low Density Residential
  - Street-Oriented Residential
  - Medium Density Residential
  - High Density Residential
  - Potential Development Area (MDR)
  - Town Centre Mixed Use
  - Mixed Use
  - Community Commercial
  - Neighbourhood Commercial
  - Stormwater Management Facility
  - Institutional / Residential Mixed Use
  - Parkland (non-MR)
  - School / Park (MR)
  - \* Pocket Park (MR)
  - Natural Area (MR)
  - Natural Area (ER)
  - Natural Area (ER) to be determined\*
  - Pipeline R/W
  - City Owned Lands
  - Non ER on City Owned Parcels
  - Arterial Roadway
  - Collector Roadway
  - Special Study Area
  - \* Civic Use
- \*Buffer to be determined through SSNAMP

25 Ave SW  
66 St SW

Ellerslie Rd SW

814

34th Street

**Site**

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Site



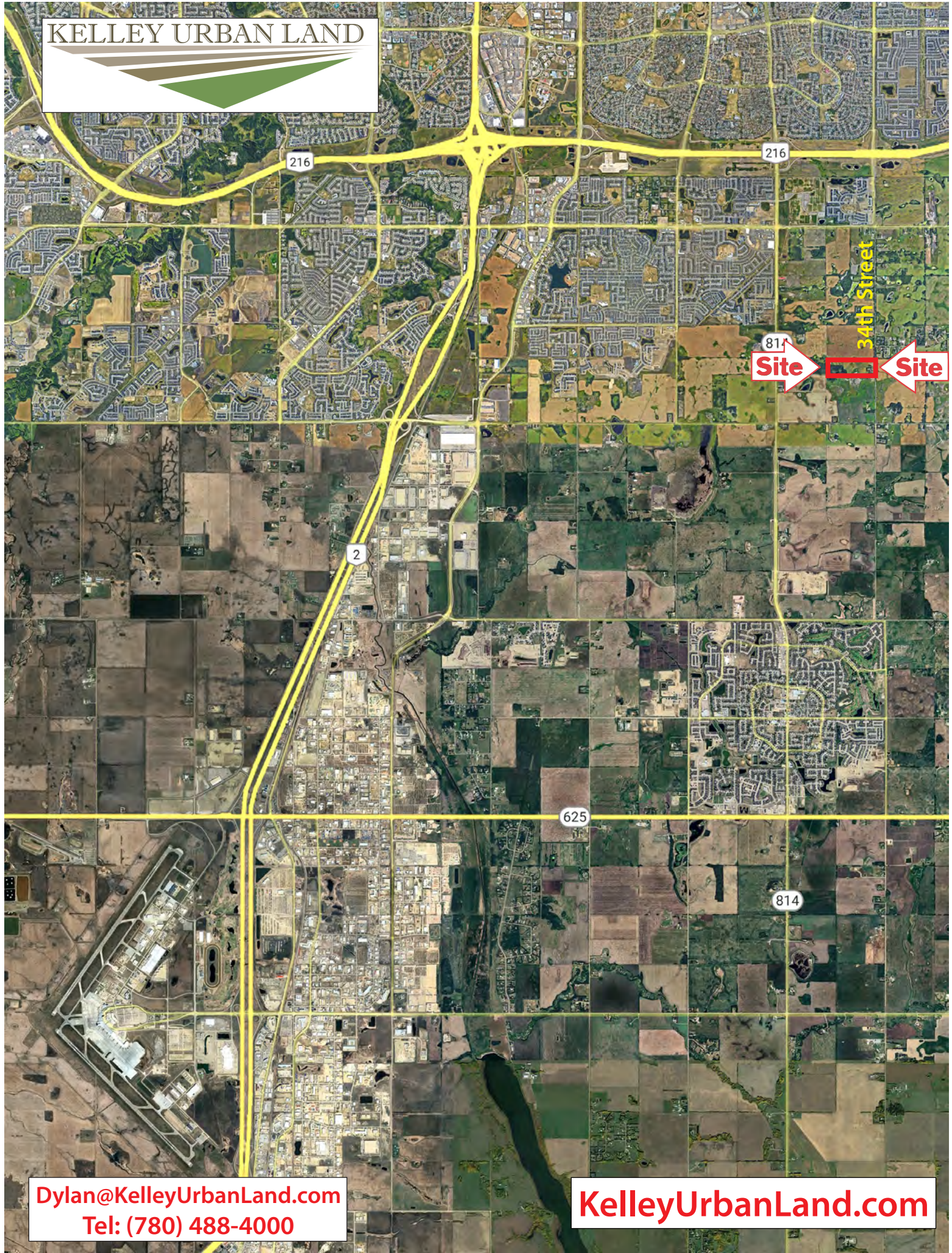
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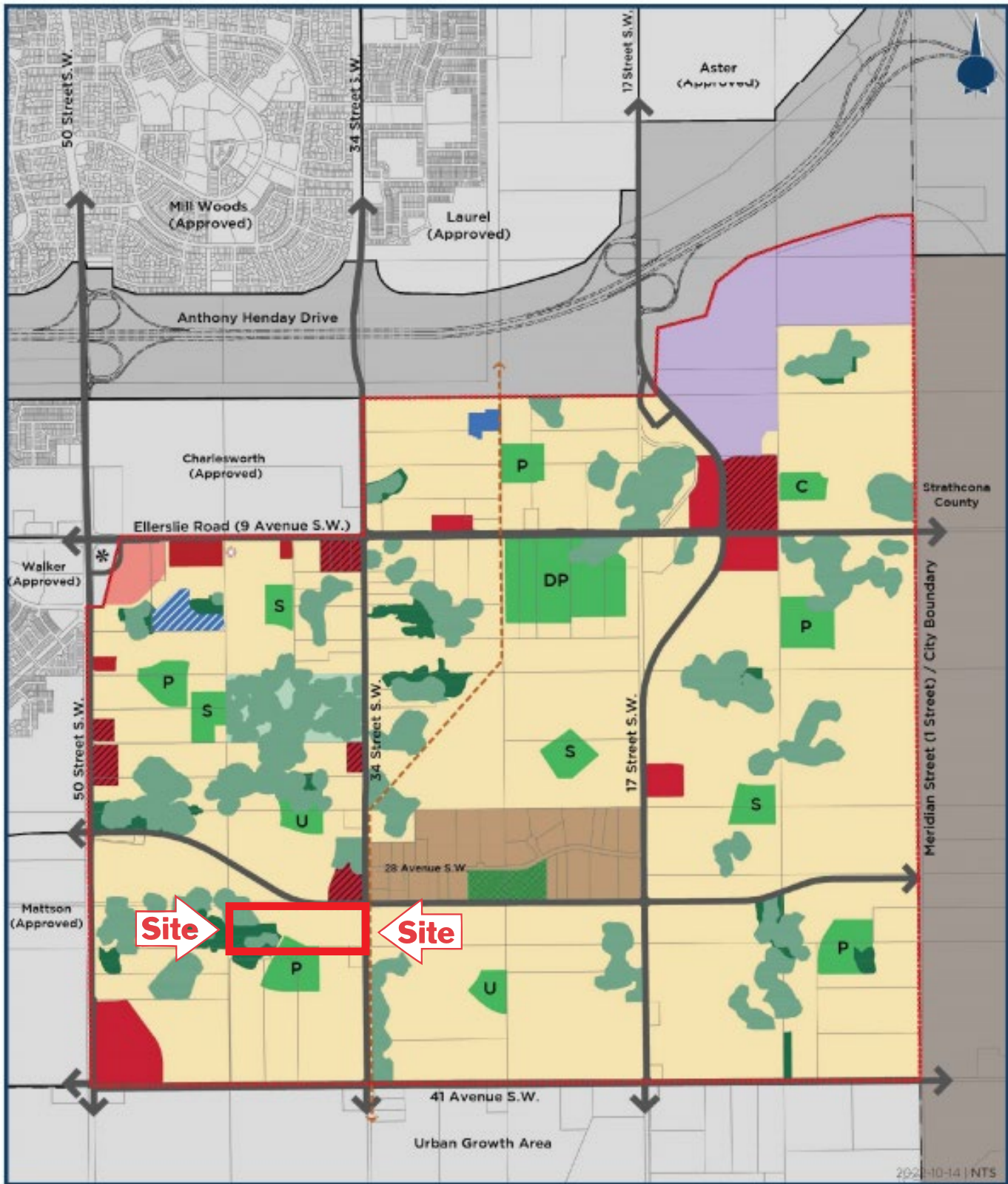
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## Decoteau Area Structure Plan

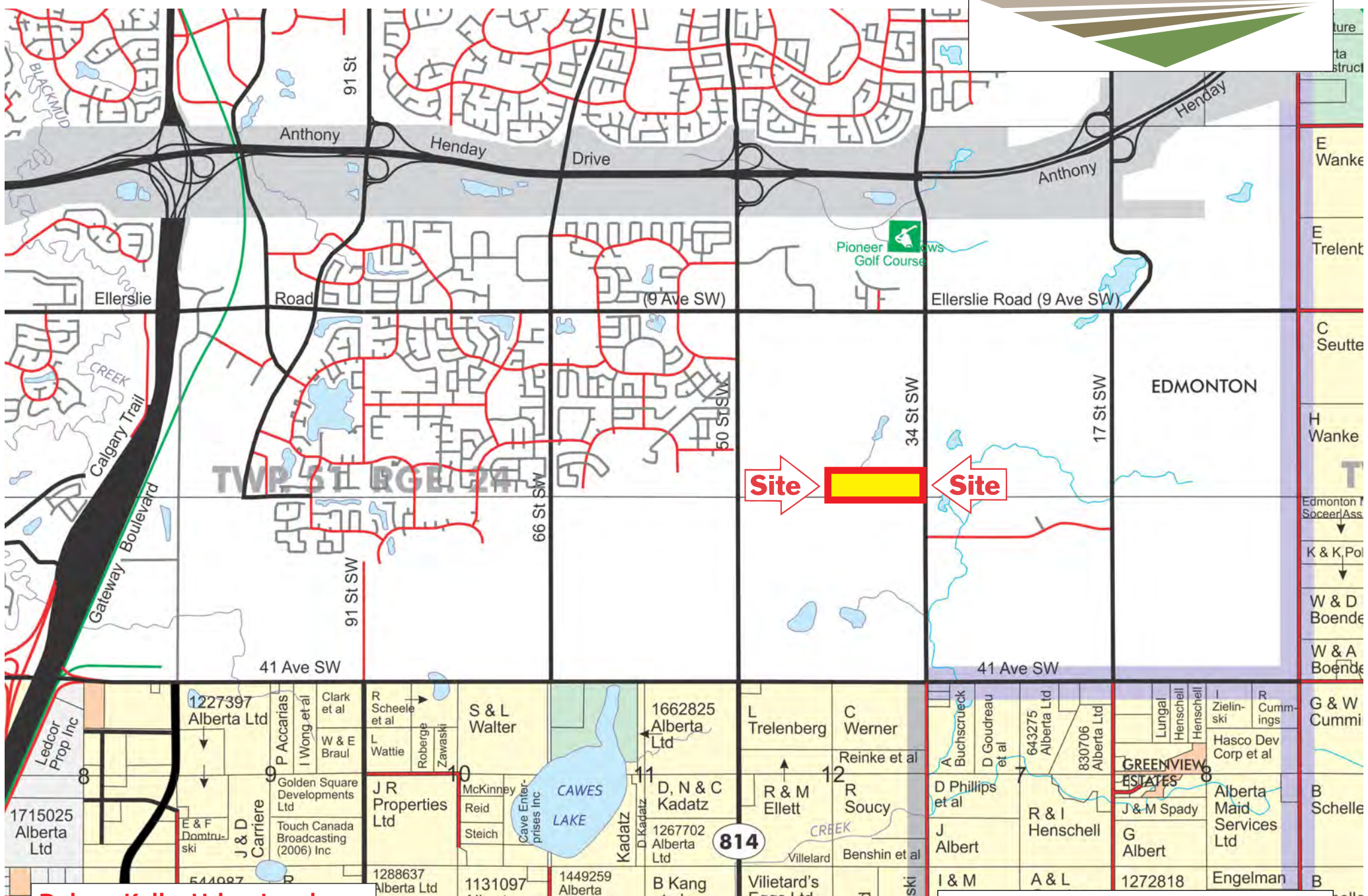
Figure 6 Land Use Concept

- |   |                                       |   |                  |
|---|---------------------------------------|---|------------------|
| Existing Country Residential                | Institutional                         | Existing Park (MR)  | Arterial Roadway |
| Residential                                 | Institutional / Residential Mixed Use | Natural Area (MR)   | Utility ROW      |
| Town Centre Mixed Use                       | School & Community Park (Public)      | Wetland With Buffer (ER)                                      | Civic Use        |
| Commercial/Office                           | School & Community Park (Separate)    | Non-ER on City Owned Parcels                                  | ASP Boundary     |
| Commercial/Office/<br>Residential Mixed Use | District Activity Park                | Anthony Henday Drive (TUC)                                    |                  |
| Business Employment                         | Urban Village Park                    | Transit Centre / Park & Ride/<br>Potential Future LRT Station |                  |
|   | Community Park                        |   |                  |

\*Note: This map is conceptual in nature. The exact location and alignment of land uses, facilities, roadways and services will be determined at the zoning and subdivision stage.



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