

SNOWBERRY MEADOWS

127.2 Acres NE Edmonton



127.2 Acres ... 41st Avenue SW



SNOWBERRY MEADOWS

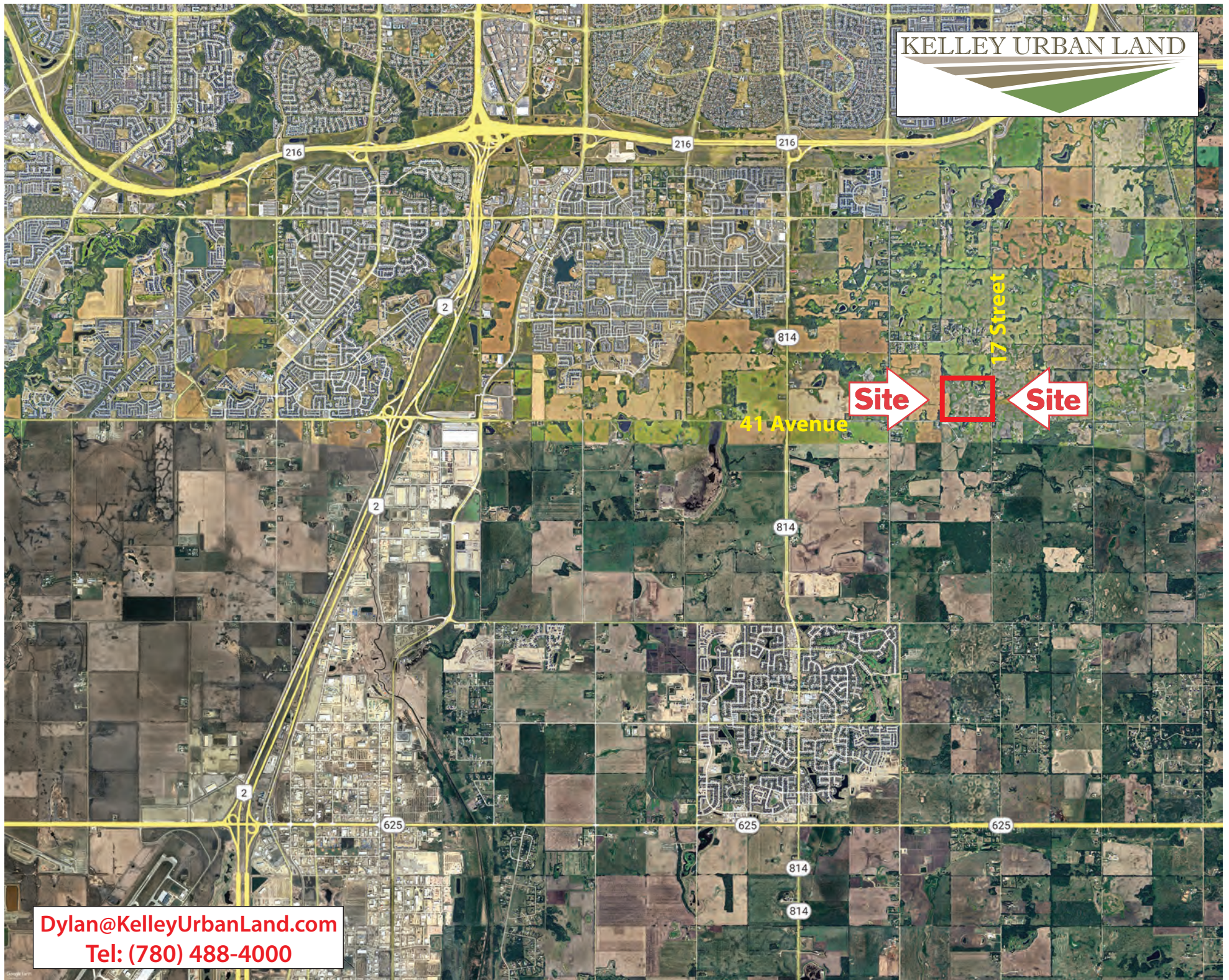
Acres: 127.2 Acres

Price: \$ 15,240,000

Price/Acre: \$119,811/Acre

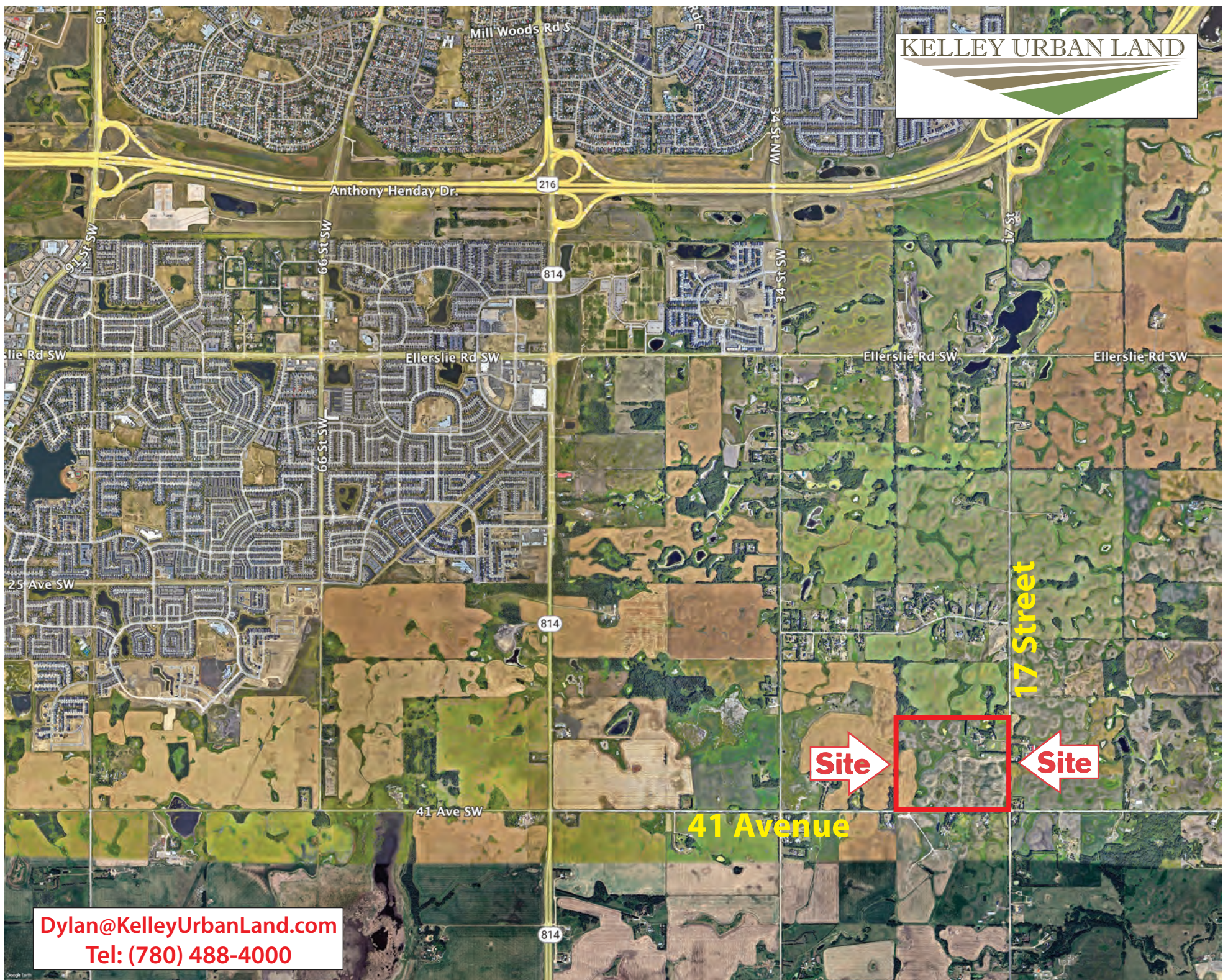
- Features:*
- *Southeast Edmonton continues to show Phenomenal Growth relative to the Edmonton Region !!*
 - *Southeast Edmonton is a Highly Sought After destination for Builders, Developers, and Home Buyers !!*
 - *Residential neighbourhood planning is now underway !!*
 - *Anticipated to be Edmonton's fastest growing Community/Neighbourhood !!*

KELLEY URBAN LAND



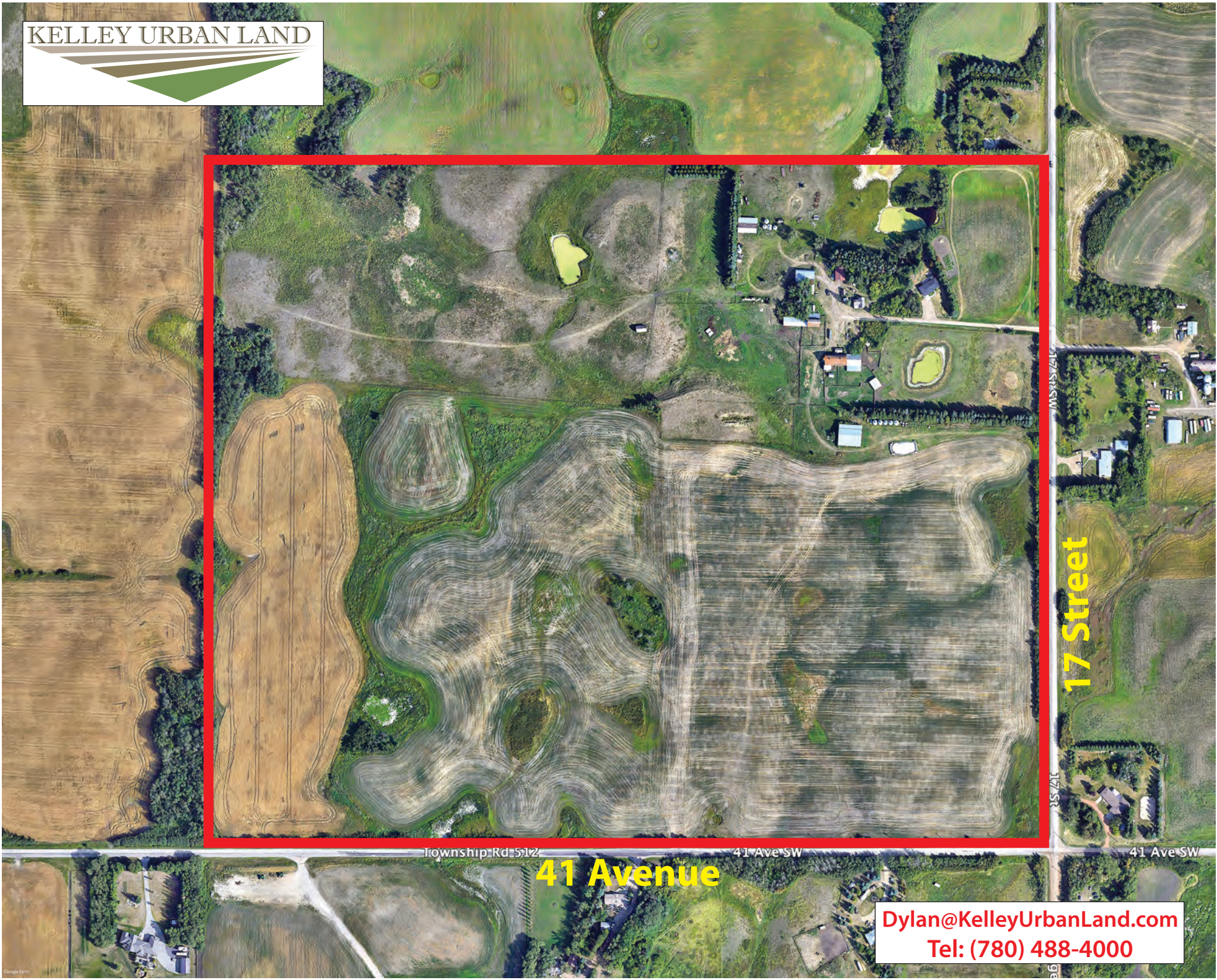
Dylan@KelleyUrbanLand.com
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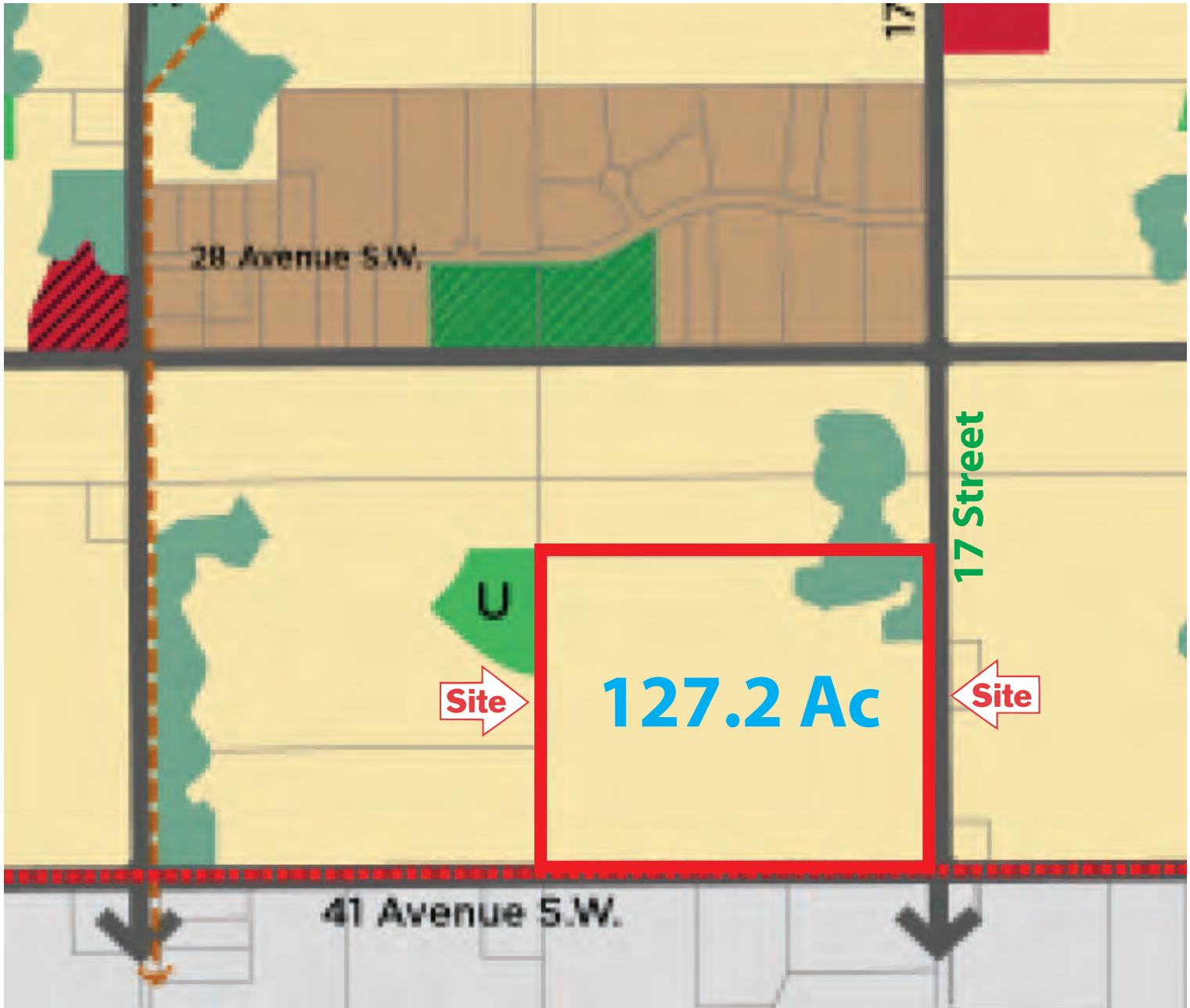
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17 Street

41 Avenue

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Decoteau Area Structure Plan

Figure 6 Land Use Concept

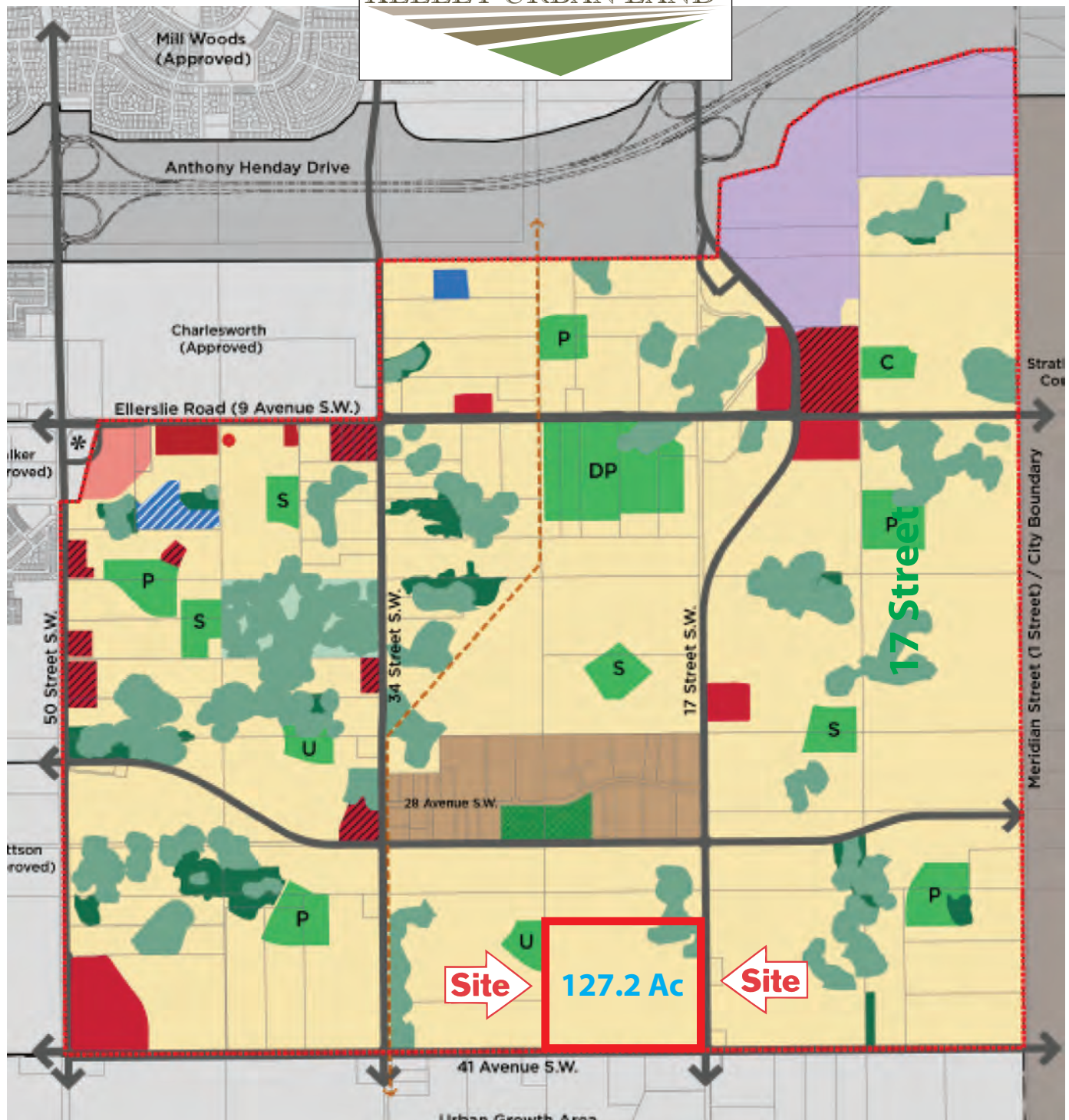
Legend

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/Residential Mixed Use	District Activity Park	Anthony Henday Drive (TUC)	
Business Employment	Urban Village Park	Transit Centre / Park & Ride/ 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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Decoteau Area Structure Plan

Figure 6 Land Use Concept

Legend

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

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