

*ARTIST RENDERING

ALIM SOMJI

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WINDERMERE NORTH DEVELOPMENT OPPORTUNITY

PRIME SPACE FOR RESIDENTIAL MULTI-FAMILY DEVELOPMENT

5.388 TOTAL ACRES

PRICE: \$500,000 PER ACRE

LEGAL DESCRIPTION: LOT 1, PLAN 9220825

BRIEFING

THE OPPORTUNITY



*This image is an artistic interpretation of the design. It is not meant to be an exact rendition of future development plans. Some items may not be standard and/or represent an exact design.

Note: The outlined area represents an approximation of the land available by Jaffer Realty.

FEATURES

This plot of land has been re-zoned to DC1 (Medium Density Residential zoning for up to 175 units). Please note that the maximum height for future apartment buildings will be 4 storeys. Out of the total area of 5.4 acres, the usable space consists of 3.9 acres.

Other features includes:

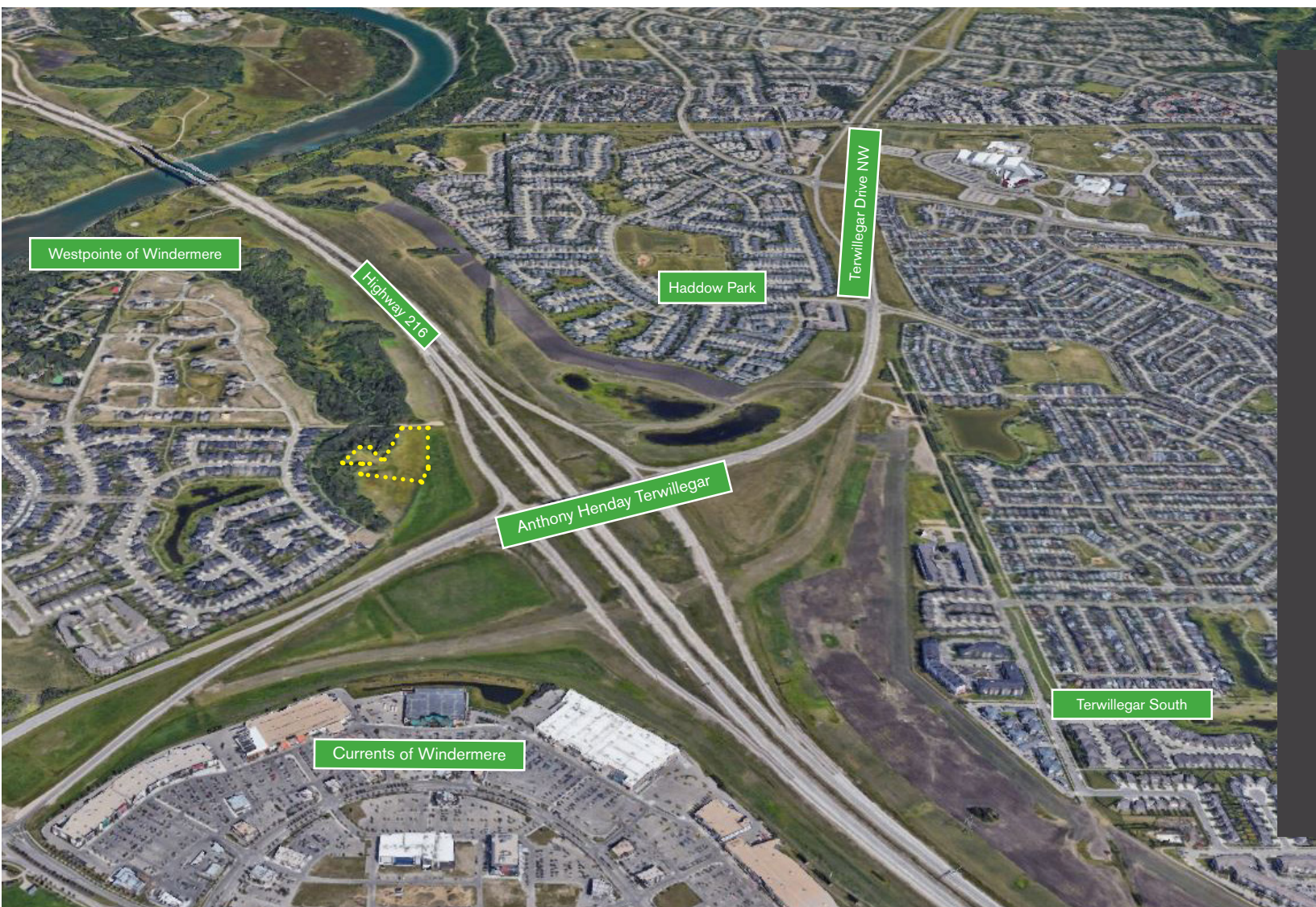
- Opportunity to integrate with popular and growing neighbourhood of Windermere.
- Close proximity to major roads for high accessibility and convenience.
- Natural ravine and urban forest surroundings for unique scenery.

AT A GLANCE

WINDERMERE NORTH

Situated along Highway 216 and the Anthony Henday Terwillegar intersection provides great accessibility to the area in the burgeoning community of Windermere. Modern development of the area including schools, shopping districts, and other residential properties have made residency highly sought after in this neighbourhood of South Edmonton.

This is an ideal location for multi-family, rowhouse and townhouse developments backing onto a beautiful ravine and pedestrian path system. Future tenants will have the convenience of being minutes away from the Anthony Henday and Currents of Windermere while being integrated within their own unique community.



AREA DEMOGRAPHICS

A blank slate is an exciting opportunity to establish your own property that will transcend decades and beyond. Here are some interesting numbers we have gathered about the surrounding area to give you a sense of what to expect as this area continues to grow.

BY THE NUMBERS:

Windermere crime rates are 60% lower than the Edmonton average



86/100

Exceptional Livability Score



#32

Ranked Neighbourhood in Edmonton



#77

Ranked Neighbourhood in Alberta

Cost of living in Windermere is 10% higher than the Edmonton average



~9,171

Neighbourhood Population



86%

Home Ownership



66%*

Visitors Between Ages 20-39

Windermere real estate prices are 67% higher than the Edmonton average

Rental prices in Windermere are equal to the Edmonton average

*Median Age of 32.5



\$157,833

Average Household Income



~240,000

Population within 5km Radius



1,498

Number of Households

Note: Data gathered from research based on November 2020 unless otherwise stated.



JAFFER

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