

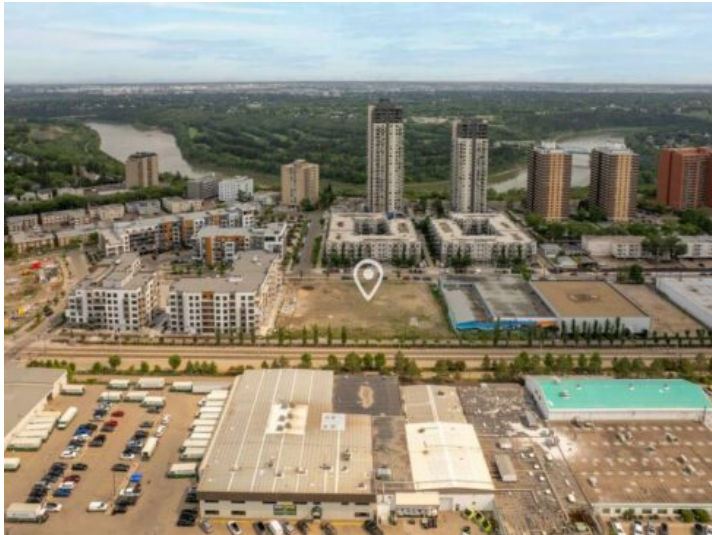


GRASSROOTS
REALTY GROUP

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**8490 106A Avenue NW
Edmonton, Alberta**

MLS # A2235822



\$8,900,000

Division: Boyle Street

Lot Size: 1.41 Acres

Lot Feat: City Lot

By Town: -

LLD: -

Zoning: DC1 20518

Water: -

Sewer: -

Utilities: See Remarks

This is your RARE DEVELOPMENT OPPORTUNITY to BUILD 2 HIGH RISE RESIDENTIAL CONDO TOWERS in a PRIME LOCATION in the CORE of EDMONTON in the heart of the master-planned Muttart Urban District of Downtown Edmonton, just steps to Commonwealth Stadium, Edmonton River Valley, Jasper Avenue and the LRT. This land is perfectly located with amazing city walkability steps from a bikers paradise pathway system, close to great city transit options, up the hill from Dawson Park with stunning River Valley views, close to all amenities, shopping, Jasper Avenue, schools, recreation centers, shopping and much more. Share of our vision of building a healthy, happy, high-end community. Phase 1 condo tower is a 30 story, 366 units, 265,510ft GFA. Phase 2 condo tower is a 22 story, 234 unit, 160,928ft GFA. In total, the plans are to build over 600 units with 337 parking spots, 526 bicycle stalls and 490 storage lockers. Units consist of studio, 1 bedroom, 1 bedroom + den, 2 bedroom, 2 bedroom + den, 3 bedroom and townhomes. There will be units with amazing Views of the River Valley, City, Golf course and Stadium. Planned amenities include a pool, gardens, yoga/exercise area, BBQ station, picnic area. Ideal location for young professionals, young families, empty nesters that are downsizing, athletes (we're next to Commonwealth Stadium), Post-secondary students from nearby universities looking to rent affordably and comfortably, and government employees, both short and long-term, seeking proximity to downtown. This is a rapidly developing and maturing neighbourhood with an influx of younger, wealthier buyers/renters, improved housing, new businesses, and increasing property values. Luxurious, high-quality property with ample living space at an affordable price Proximity to downtown/city conveniences and amenities Ideal location for renters, close to the downtown core, with high earning potential. Premier ranked investment opportunity in Edmonton vs. Toronto. Alberta's cost of living is lower than Ontario Notable designer (TBD) Multitude of amenities. More details available. Contact us today if you are interested in this ONCE IN A LIFETIME OPPORTUNITY!