



16449 16 AVENUE NW 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

Alim N. Somji

C: +1.780.907.3973

E: alim.somji@jafferinc.com

JAFFERREALTY.CA

*Please note that this rendering is for illustrative purposes only and may not fully represent the final concept or design.

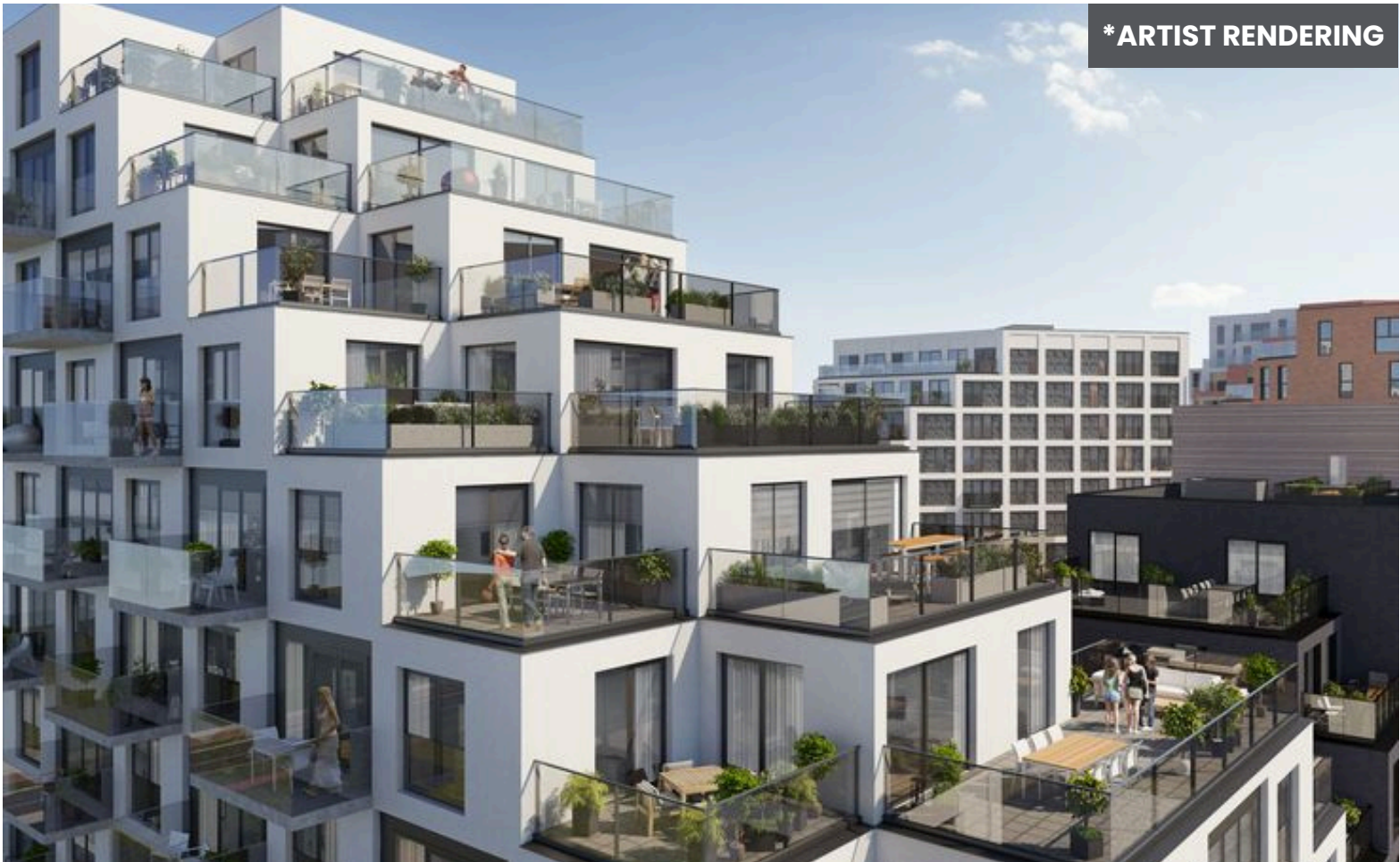
BRIEFING

THE OPPORTUNITY

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 will include:

- Opportunity to integrate with a popular and growing neighbourhood of Windermere.
- Proximity to major roads for high accessibility and convenience.
- Natural ravine and urban forest surroundings for unique scenery.
- A combination of outdoor and underground parking for flexibility (around 200 parking spots).



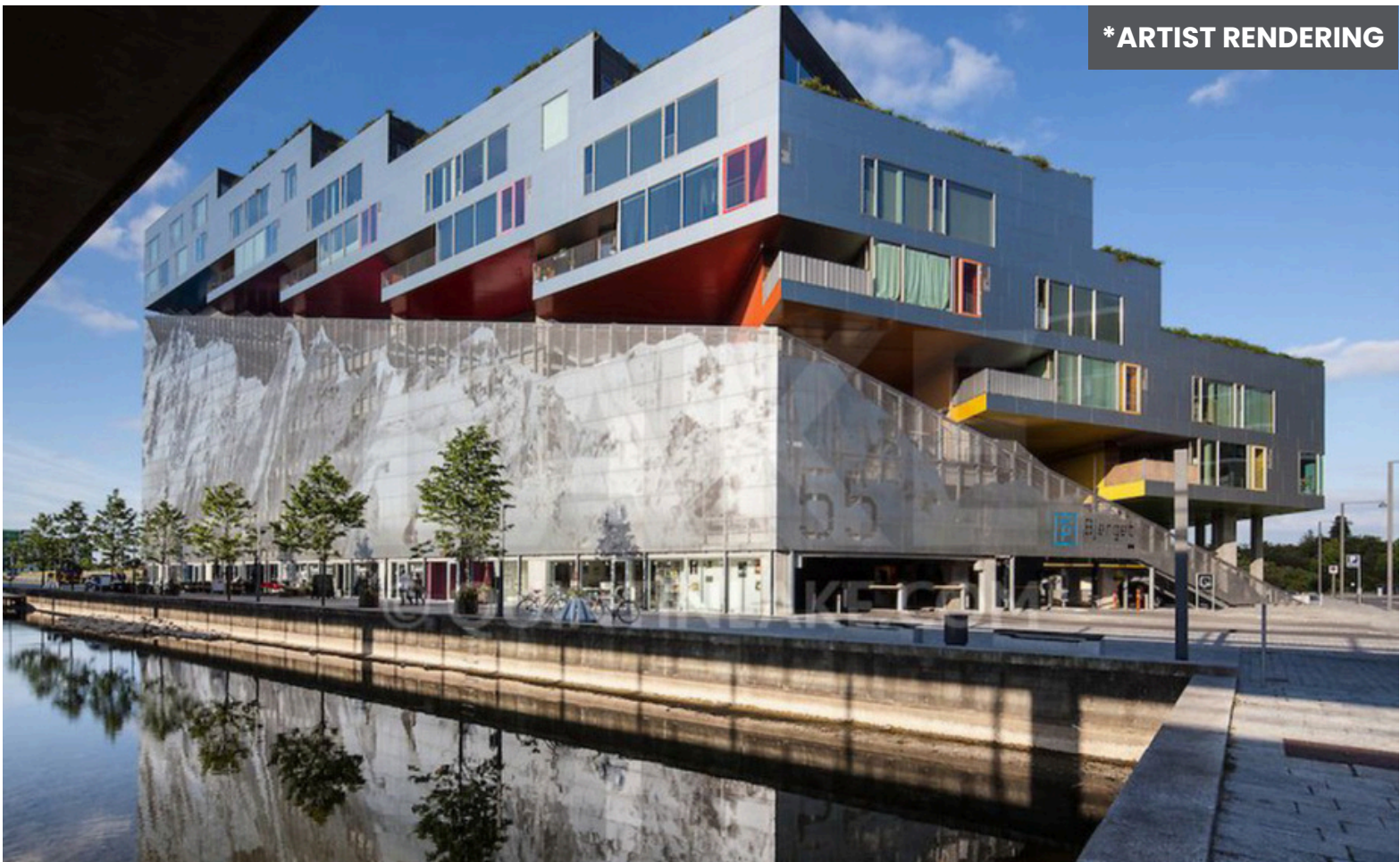
WHAT TO EXPECT

THE CONCEPT

The plans for this development will offer 175 meticulously designed units, including a range of layouts to suit different lifestyles:

- 1-bedroom apartments (31)
- 2-bedroom apartments (18)
- 3-bedroom apartments (21)

Each unit will have spacious, modern interiors and thoughtful details to enhance your everyday living experience. The area embraces sustainability with thoughtful landscaping and green areas around the property that provide a natural escape amidst the urban environment. Thoughtful landscaping and green areas around the property enhance the aesthetics and provide a serene outdoor space to relax and recharge.

***ARTIST RENDERING**

THE COMMUNITY

DISCOVER WINDERMERE

Welcome to Windermere – the next evolution in residential living. Positioned in a prime location on 16th Ave NW, this thoughtfully crafted development offers a unique blend of comfort, convenience, and sustainability.

With easy access to Highway 216 and the Anthony Henday Terwillegar intersection, Windermere offers seamless connectivity in a rapidly growing South Edmonton community. Its modern infrastructure, including schools and shopping, has made it a highly sought-after neighbourhood.

This location is perfect for multi-family, rowhouse, and townhouse developments, featuring scenic ravine views and a network of pedestrian pathways. Windermere isn't just a place to live – it's a community. With thoughtfully planned green spaces and amenities, it's designed to bring people together.

***ARTIST RENDERING**

THE 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



83/100

Livability Score



#3

Ranked Neighbourhood in
Edmonton for Families



~ 9,171

Neighbourhood Population



86%

Home Ownership



1,498

Number of Households



\$157,833

Average Household Income

Family Friendly
Transit Accessible
Lots of Parks
Safe at Night
Quiet Area
Pet Friendly
Sense of Community

Windermere **crime rates**
are 60% lower than the
Edmonton average.

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

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*

JAFFER

REALTY

FOR INQUIRIES
CONTACT US.



C: 780.907.3973 O: 780.429.1255 x207



alim.somji@jafferinc.com



Suite 500, 10355 Jasper Avenue NW Edmonton AB T5J 1Y6



www.jafferrealty.ca