

Golfside Estates

// Approved Residential
Development Site, 91 Lots

FOR SALE

55 Street & 55 Avenue, Redwater, AB



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Golfside Estates

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

CDNGLOBAL Advisors is pleased to present an opportunity for a developer or builder to purchase 91 individually titled residential lots, named Golfside Estates.

Address:	55 St & 55 Ave, Redwater, AB
Plan 8021912, Block 2:	Lots 23 to 34
Plan 8021912, Block 3:	Lots 1 to 33
Plan 8021912, Block 4:	Lots 1 to 25
Plan 8021912, Block 5:	Lots 1 to 25



Redwater, Alberta is a town in the Edmonton Metropolitan Region, that is surrounded by Sturgeon County. It is located on Highway 38, approximately 52 km north of Edmonton, with a population of approximately 2,116.

In addition to the thriving farming industry that surrounds the town, numerous large industrial operations are located in the Industrial Heartland to the south. The largest industrial operation is the North West Redwater Partnership's Sturgeon Refinery, a crude oil upgrader located nearby. Other notable close operations include a fertilizer plant, Agrium Inc, a chemical production plant, Evonik Industries, Pembina a petrochemical plant, a pipeline storage and shipping facility, Access Pipeline Inc., and the Shell Scotford upgrader and refinery. These industries have spawned an array of offshoot businesses such as shipping, oilfield services, heavy equipment and many other support services.

Zoning:	Residential low density
Site Area:	30 Acres
Sale Price:	MARKET
Property Tax (est. 2024):	TBC
Availability:	Negotiable

LOCATION // Golfside Estates

This prime land offers seamless access to Alberta's Industrial Heartland and is supported by a robust infrastructure, including a reliable natural gas utility managed by the town.

Redwater boasts many attractions: A beautifully maintained nine-hole golf course with grass greens is bordering this estate land, a multi-use recreational facility Pembina Place, an outdoor swimming pool, the Sand Hills Natural Area with scenic ATV trails, and a public library. Redwater also claims to have the world's largest oil derrick which is a landmark attraction.



Drive Times:

Fort Saskatchewan: **33 min**

Edmonton city center: **57 min**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

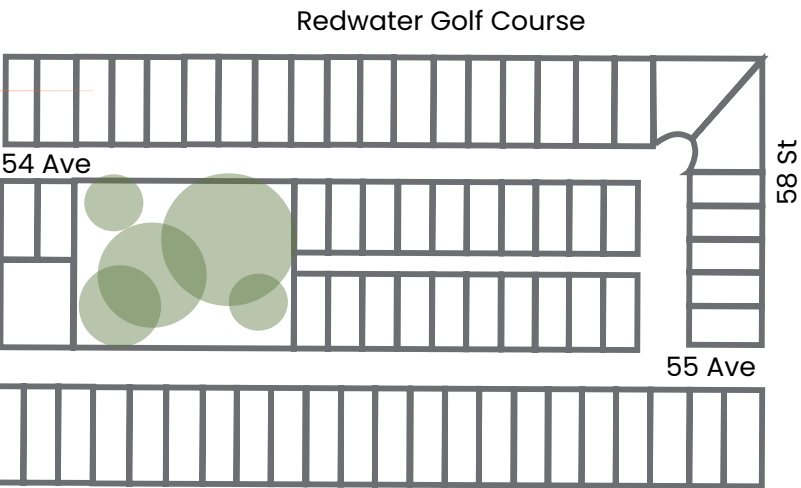
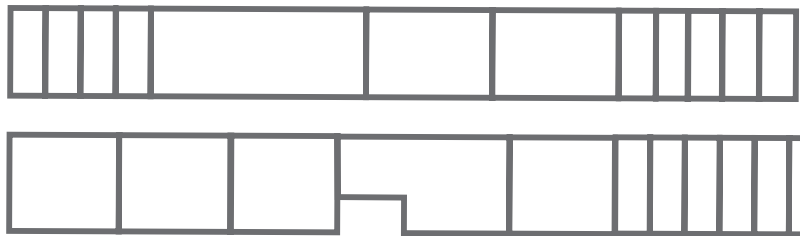


fuel / charging stations



APPROVED LOT LAYOUT & DESIGN

Golfside Estates Lot Design



// "Parks and greenspace make Redwater an idealic community of rural living with the comfort & convenience of small town ammenities."



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