

# FOR SALE: 2.05 ACRES // MORINVILLE, AB

DUPLEX/TOWNHOME | APARTMENT | UP TO 4 STOREY





+/- 2.05 ACRES OF PRIME INVESTMENT LAND
In the community of Juniper Heights in Morinville

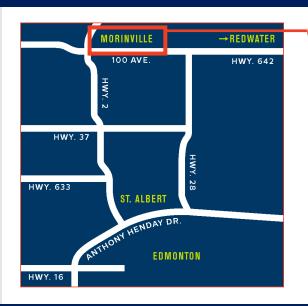
**POSSESSION: WINTER 2023** 

LAND USE: Up to 4 Storey Multi-Family

#### **AREA HIGHLIGHTS**

// Within walking distance of schools from kindergarten to grade 12

// Down the street from the new regional recreation centre



# // LOCATION

10 MIN DRIVE TO ST.ALBERT

15 MIN DRIVE TO THE EDMONTON GARRISON

20 MIN DRIVE TO NORTH EDMONTON

35 MIN DRIVE TO REDWATER

10 MIN TO COSTCO IN ST. ALBERT

20 MIN TO STURGEON HOSPITAL IN ST. ALBERT

35 MIN TO ROGERS ARENA IN DOWNTOWN EDMONTON

## NEW FOUR WINDS PUBLIC SCHOOL (GRADES 5-9)

#### **NEW REGIONAL RECREATION CENTRE**



With robotics lab, outdoor learning garden, dance academy french immersion, and flexible learning options.

With NHL size rink, field house, children's play space & workout centre





# // MORINVILLE DEMOGRAPHICS

POPULATION: 10,578

**MEDIAN AGE: 35** 

MEDIAN HOUSEHOLD INCOME: \$110,896



## **CONTACT US FOR MORE INFORMATION**

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