



FOR SALE: 2.05 ACRES // MORINVILLE, AB
DUPLEX/TOWNHOME | APARTMENT | UP TO 4 STOREY

FOUR WINDS PUBLIC SCHOOL
GRADES 5-9

ECOLE NOTRE DAME
GRADES K-6

2.05 ACRES



+/- 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. ALBERT20 MIN TO **STURGEON HOSPITAL** IN ST. ALBERT35 MIN TO **ROGERS ARENA** IN DOWNTOWN EDMONTON

NEW FOUR WINDS PUBLIC SCHOOL (GRADES 5-9)



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

NEW REGIONAL RECREATION CENTRE



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



// SITE DETAILS

PRICE/ACRE	\$549,000
SIZE	2.05 ACRES
POSSESSION	WINTER 2023
ZONING	MEDIUM DENSITY RESIDENTIAL (R3)
DENSITY	MAX 21.9 DU/AC.
LOCATION	GRANDIN DR & 96 AVE



// MORINVILLE DEMOGRAPHICS

POPULATION: 10,578

MEDIAN AGE: 35

MEDIAN HOUSEHOLD INCOME: \$110,896



CONTACT US FOR MORE INFORMATION

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TAG
DEVELOPMENTS