

TUSCANY HILLS

119.42 Acres NW Edmonton



119.42 Acres ... Sturgeon Road

© 2012 Keller



TUSCANY HILLS

Acres: 119.42 Acres

Price: \$15,000,000

Price/Acre: \$125,607/ACRE

- Features:*
- In the Planning phase for a new Neighborhood Plan !*
 - Approved ASP and MDP allows for higher density 35 units per Hectare !!*
 - Services are relatively inexpensive in this area and are near / at the property line !!*
 - So close to Anthony Henday, Shopping, Nature & Trails making it the perfect place to raise a family !!*
 - Beautiful Development Land !!*





IN THE AREA



IN THE AREA



IN THE AREA

KELLEY URBAN LAND



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

Legend

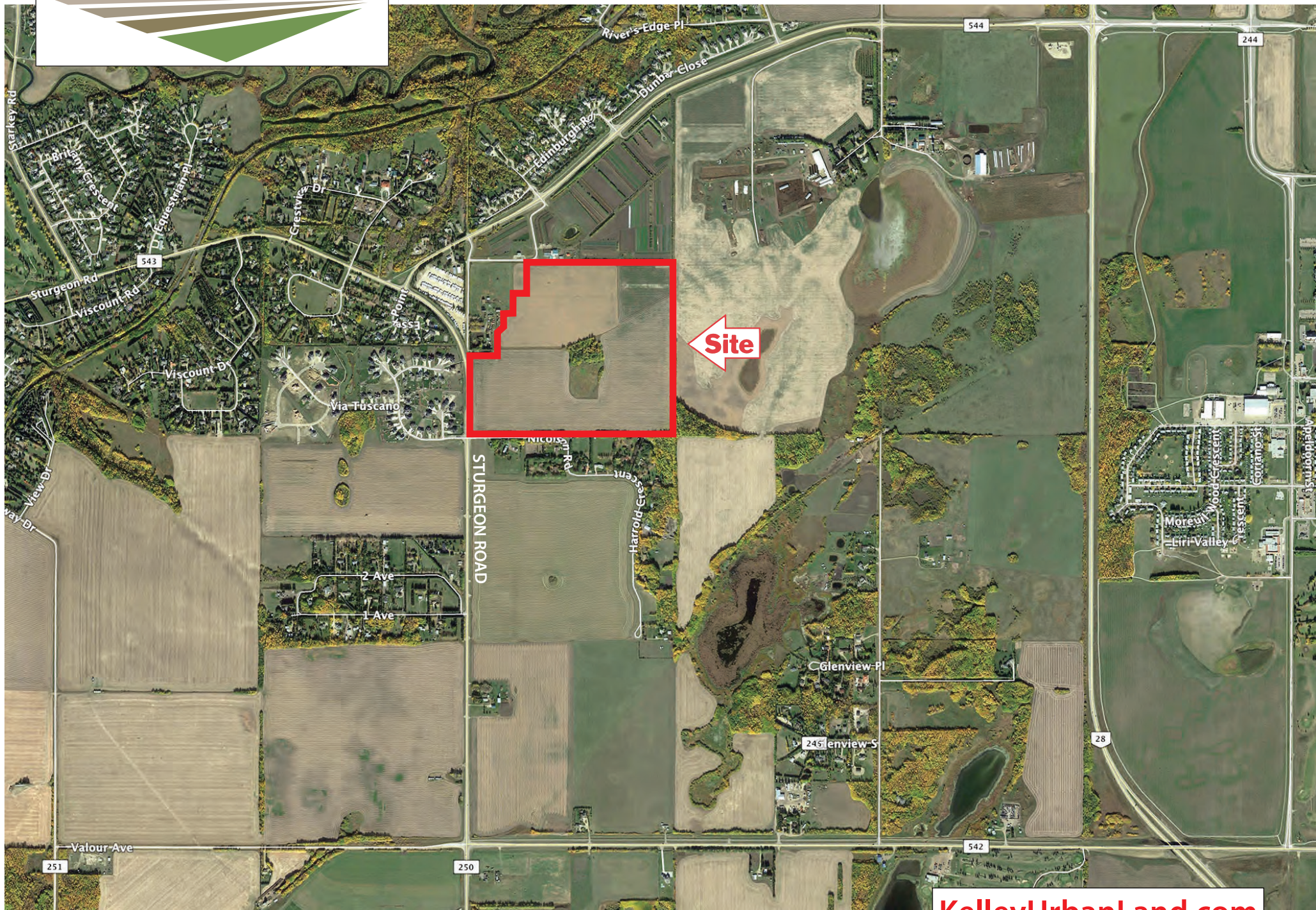
- Low Density Residential
- Medium Density Residential
- Mixed Use
- SWMF
- Open Space
- Local Roadway
- Collector Roadway
- Arterial Roadway
- Potential Arterial Roadway Alignment
- Parcel Boundary

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

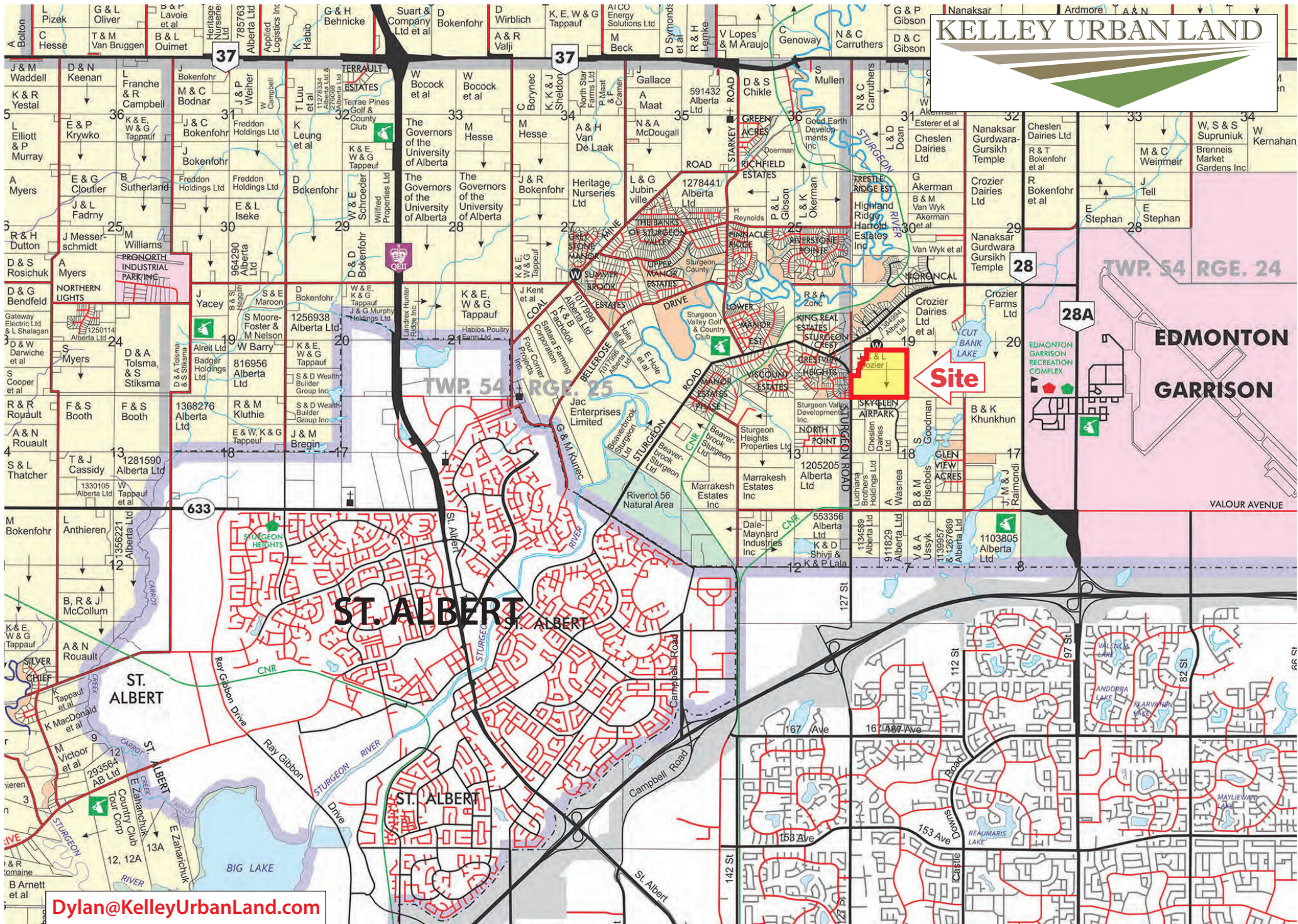
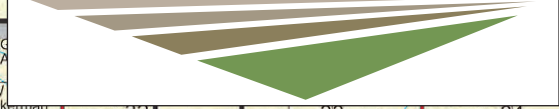
DATE: SEPTEMBER 7, 2022	
PROJECT MANAGER: SCOTT MACKIE	CLIENT: Terranova Developments Ltd.
PROJECT: TUSCANY EAST LOT 1; BLOCK 1; PLAN 2121751	
DRAWING TITLE: Land Use Concept	
PROJECT NO: 2019-043	DRAWING NO. 2019043-001
SCALE: 1:1500	

Invistec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton, Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.



KELLEY URBAN LAND



Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000