LANDREX

LAND FOR SALE

ERIN RIDGE NORTH COMMERCIAL LAND

St. Albert Trail, St. Albert, AB

+/- 10 Acres Commercial Development Opportunity

INTERNAL T-ROAD

Construction Completed

ALL LOTS

Serviced to Property Line

ZONED TCC

Trail Commercial Corridor

ALL-DIRECTIONAL

Traffic Signal at Ernest Blvd and St. Albert Trail

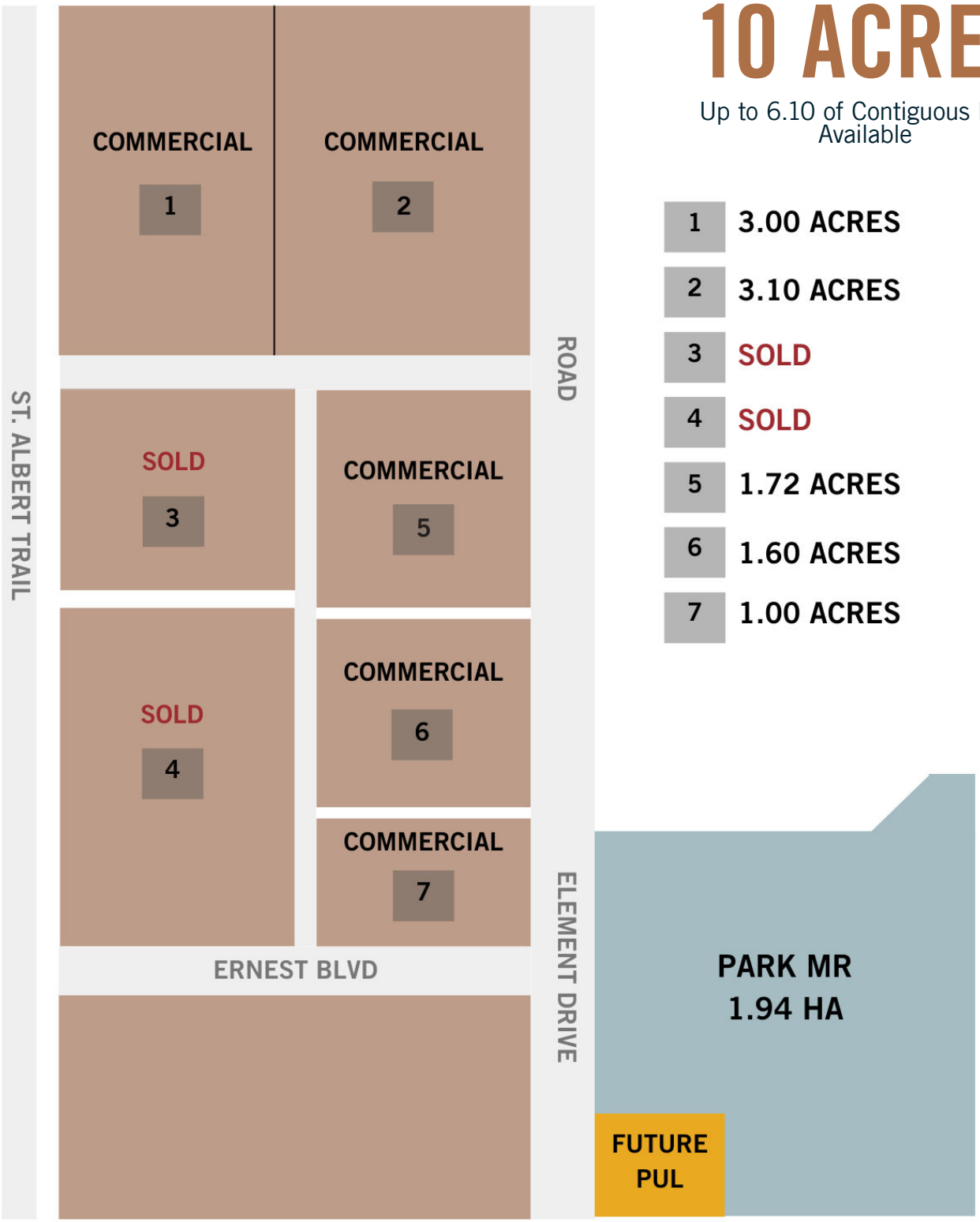
RIGHT-IN/RIGHT-OUT

Access off St. Albert Trail with Connection to Element Drive

ADJACENT TO

Linden Park Townhomes and Erin Ridge North

MULTIPLE PARCELS AVAILABLE



10 ACRES

Up to 6.10 of Contiguous Land Available

1	3.00 ACRES
2	3.10 ACRES
3	SOLD
4	SOLD
5	1.72 ACRES
6	1.60 ACRES
7	1.00 ACRES

SITE OVERVIEW

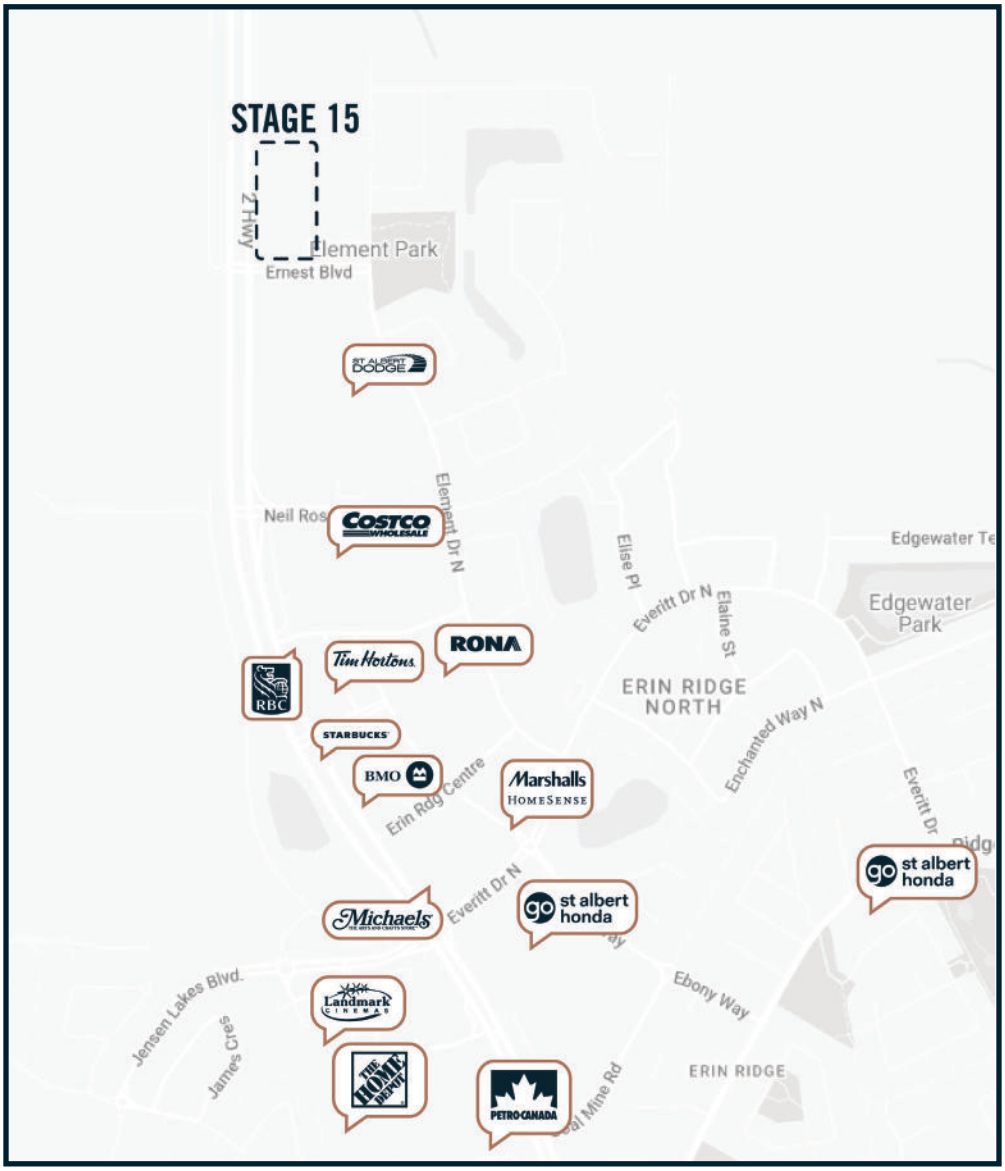
St. Albert
Municipality

± Serviced to Property Line
Site Area

Parcel Size +/- Up to 10 Acres
Approved ASP

Trail Commercial Corridor
Zoning

LOCATION OVERVIEW



14

KM TO EDMONTON

72,316

POPULATION AS OF 2024

169,989

AVERAGE HOUSEHOLD INCOME

St. Albert, once ranked Canada's best place to live, continues to grow, with a 2024 population of 72,316 and steady 2% annual increases. Residents enjoy higher-than-average incomes, strong education levels, and a family-oriented lifestyle.

The city offers quality housing, top schools, local shops, dining, and scenic parks along the Sturgeon River. With its balance of convenience, opportunity, and sustainable growth, St. Albert remains a top choice for families and professionals alike.

LOCATION OVERVIEW

Kyle Watkins
780-906-1401
kyle@landrex.com

Solmaz Chiarello
780-205-4440
solmaz@landrex.com

Kate Lumley
780-271-1619
kate@landrex.com

LANDREX MAIN OFFICE
#206 Summit Centre
200 Boudreau Road
St. Albert AB T8N 6B9

Phone: (780) 459-LAND

LANDREX

landrex.com