FOR SALE

HERITAGE VALLEY ESTATES

107 St, Morinville

+/- 4.12 ACRE MULTI-FAMILY DEVELOPMENT OPPORTUNITY



LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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LOCATION

ABOUT MORINVILLE

Heritage Valley Estates sits on 107 St in Morinville, 34 km north of Edmonton and 13 km from St. Albert along Highway 2. The site is serviced to the property line and zoned for medium density residential development, in a town that serves both its own residents and the surrounding Sturgeon County trade area.



DEMOGRAPHICS

10,763
Population

2.88%
Five-Year Population Growth

$93,000
Median Household After-Tax Income

36.4
Median Age

3,770
Households

2.7
Average Household Size

16.7%
Renter Households

17,900
Projected Population

Sources: Government of Alberta, Alberta Regional Dashboard —Morinville Population (2025); Statistics Canada, 2021 Census Profile - Morinville, Alberta; Edmonton Metropolitan Region Growth Plan / Town of Morinville Growth Management documents.

SITE HIGHLIGHTS



PARCEL SIZE
+/- 4.12 acres

ZONING
R3 Medium Density Residential

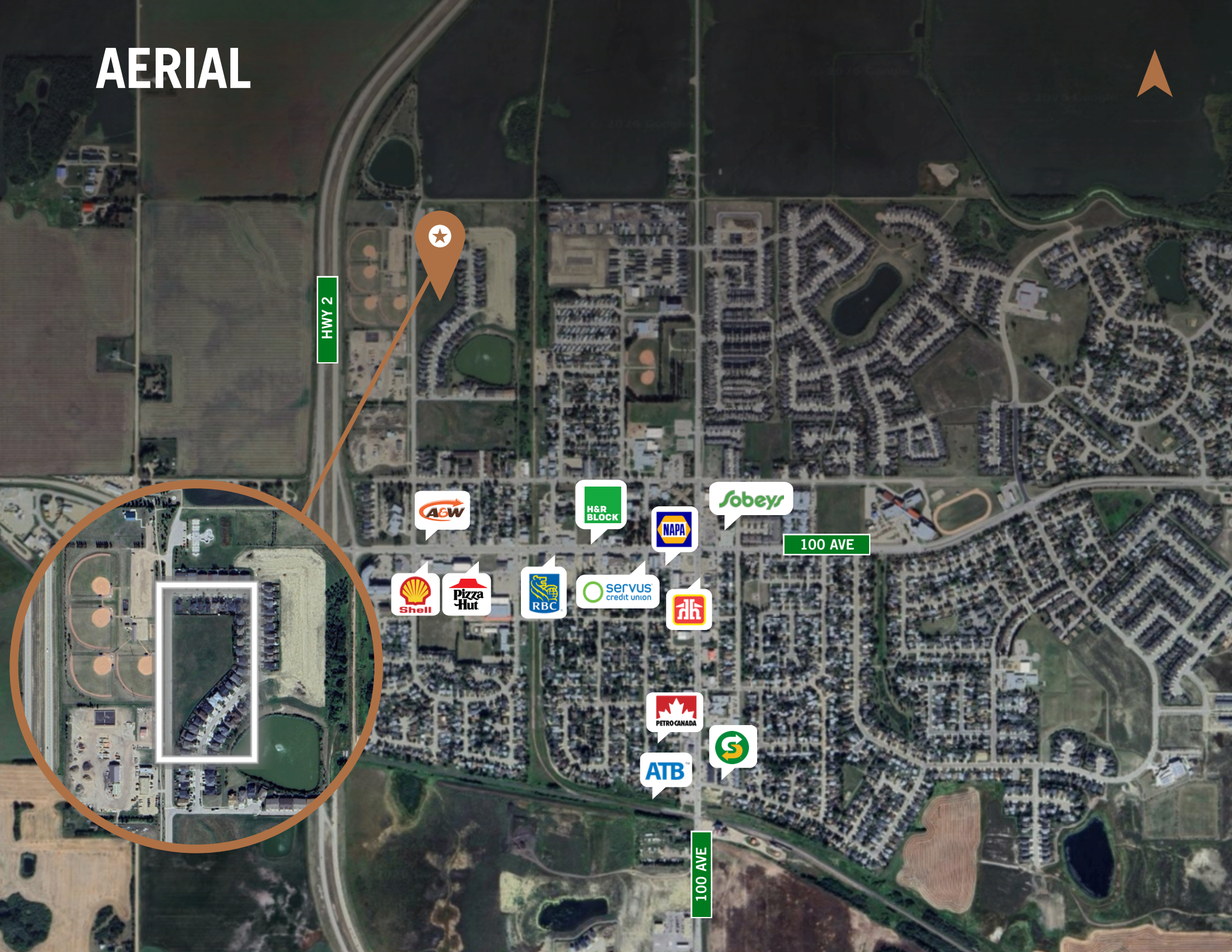
SERVICING
Serviced to property line

MUNICIPALITY
Town of Morinville

MUNICIPAL ADDRESS
107 St, Morinville

PRICE
Market

AERIAL


HWY 2
100 AVE
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NAPA
Sobeys
Shell
Pizza Hut
RBC
servus credit union
PETRO-CANADA
ATB

GET IN TOUCH

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