FOR SALE

SOUTH GLENS

97 St, Morinville

+/- 5 ACRE MULTI-FAMILY DEVELOPMENT OPPORTUNITY



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

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SOUTH GLENS

MULTI-FAMILY OPPORTUNITY

A five acre parcel in a growing Morinville neighbourhood, serviced and ready for medium density housing

The site fronts 97 St in South Glens, a developing residential neighbourhood in the south end of Morinville with direct access to Cardiff Road and Highway 2. Municipal services are extended to the property line.

10,763
POPULATION | 2025

2.88%
5-YEAR POPULATION GROWTH

16.7%
RENTER HOUSEHOLDS

8,270
VEHICLES PER DAY CARDIFF ROAD

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.


WESTWINDS
McDonald's
Shell
BP
DOLLARAMA
ST.KATERI ACADEMY
SHOPPERS DRUG MART
NOFRILLS
DQ
Q-NAILS
Tim Hortons
PETRO-CANADA
jiffy lube
100 ST
HWY 2
CARDIFF ROAD

AERIAL

SITE HIGHLIGHTS



SIZE

+/- 5 ACRES

ZONING

R3 Medium Density Residential

PRICE

Market

GET IN TOUCH

Tell us what you have in mind for the site and we'll walk you through servicing, zoning and terms.

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