

**PRICE REDUCTION**

132 AVENUE

102 STREET

**JUDICIAL SALE**

**COMMUNITY OF  
NORTHRIDGE IN THE CITY  
OF GRANDE PRAIRIE**

**24.30 Acres**

Southwest Corner - 132 Avenue & 102 Street,  
Grande Prairie, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Doug Rae**

Partner

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**David Cooney**

Partner

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# PROPERTY DETAILS

## LEGAL

Northeast Section 35

Township 71

Range 6

With Plan exceptions (as further  
described on title)

Deferred Reserve (in favor of the City  
of Grande Prairie) of 2.05 acres

## ZONING

RS (Small Lot Residential)

RC (Combined Density Residential)

RM (Medium Density Residential)

Full Services have been reported  
as being to the property line

## PRICE REDUCED

~~\$2,673,000~~

\$1,950,000



# AERIAL



132 AVENUE

ROYAL OAKS NORTH  
POPULATION:  
940  
AVERAGE HOUSEHOLD INCOME:  
\$184,646

SCENIC RIDGE  
POPULATION:  
959  
AVERAGE HOUSEHOLD INCOME:  
\$98,830

NORTHRIDGE  
POPULATION:  
1,753  
AVERAGE HOUSEHOLD INCOME:  
\$126,378

ROYAL OAKS  
POPULATION:  
1,605  
AVERAGE HOUSEHOLD INCOME:  
\$179,635

CRYSTAL RIDGE  
POPULATION:  
2,067  
AVERAGE HOUSEHOLD INCOME:  
\$98,830

CRYSTAL LAKE ESTATES  
POPULATION:  
1,149  
AVERAGE HOUSEHOLD INCOME:  
\$151,114

100 STREET

116 AVENUE

AVONDALE  
POPULATION:  
1,316  
AVERAGE HOUSEHOLD INCOME:  
\$112,135

108 STREET



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