

Vista Ridge

HIGHWAY 41 & KILMENY ROAD



FOR SALE - DEVELOPMENT PROPERTY

Located northeast of Saskatoon in the RM of Corman Park



ALLSASK
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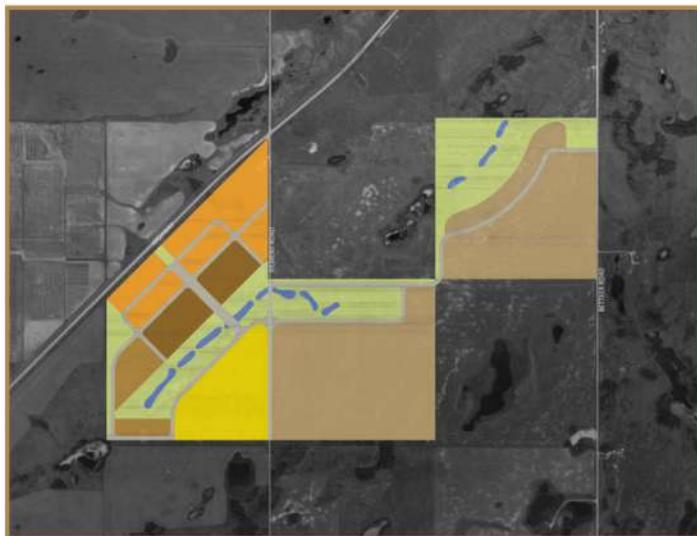
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Investment Opportunity

Features:

Conveniently located approximately three (3) minutes northeast of Saskatoon City limits and the planned Saskatoon Freeway at the corner of Highway 41 and Kilmeny Road. This area is in high demand for subdivision development and on the only predominant height of land adjacent to Saskatoon providing a panoramic view of both the City of Saskatoon and River Valley.

Surrounded by existing country residential subdivisions, this is a great investment opportunity for mixed-use development.



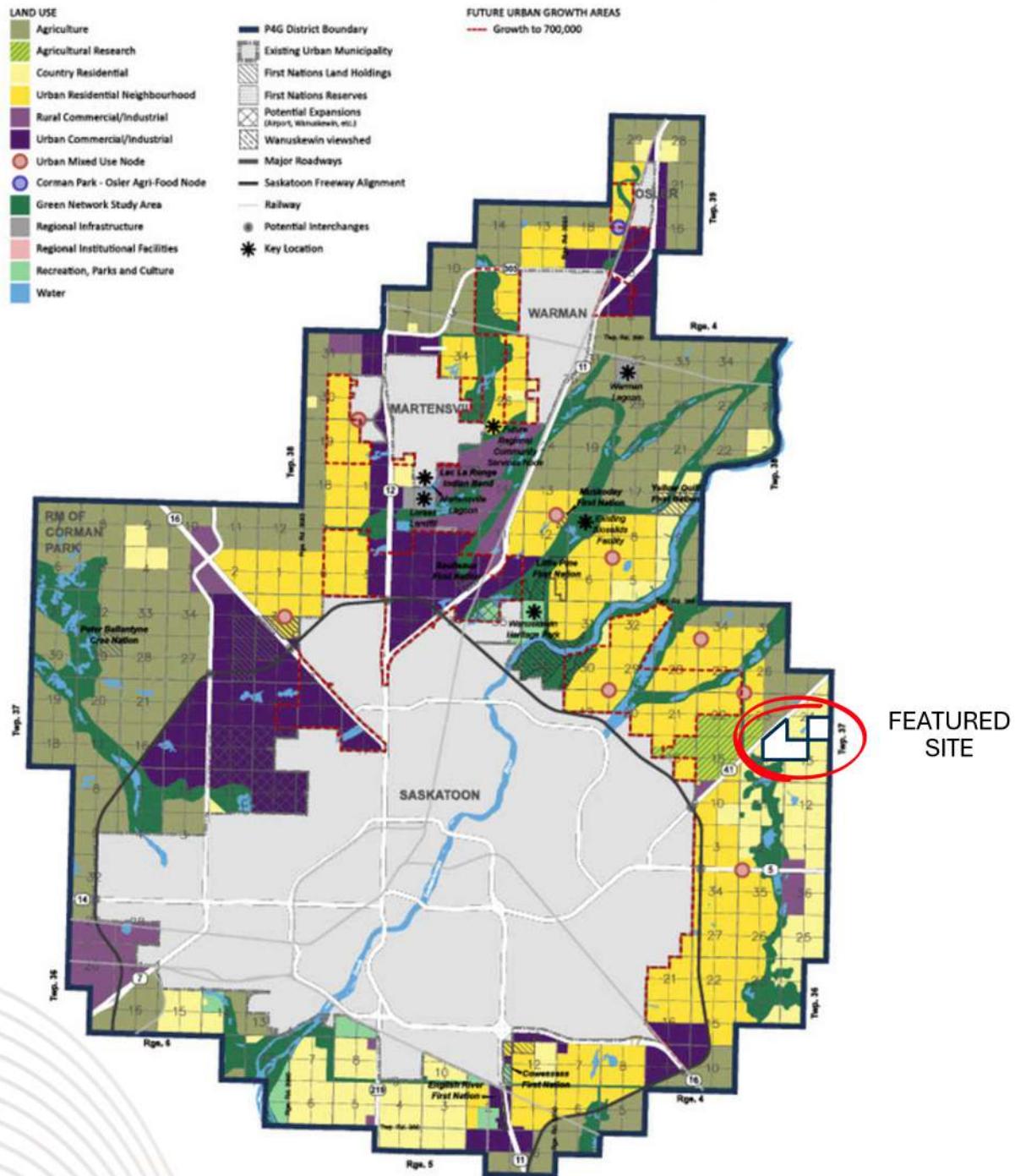
Proposed Zoning Plan

- █ C1 - Hotels, restaurants, retail, medical
- █ High Density Residential - Care homes, condominiums
- █ Medium Density Residential - one or two unit dwellings, semi attached
- █ C2 - Microbrewery, place of worship, restaurants, community centre
- █ Low Density Residential - large, one unit residential dwellings

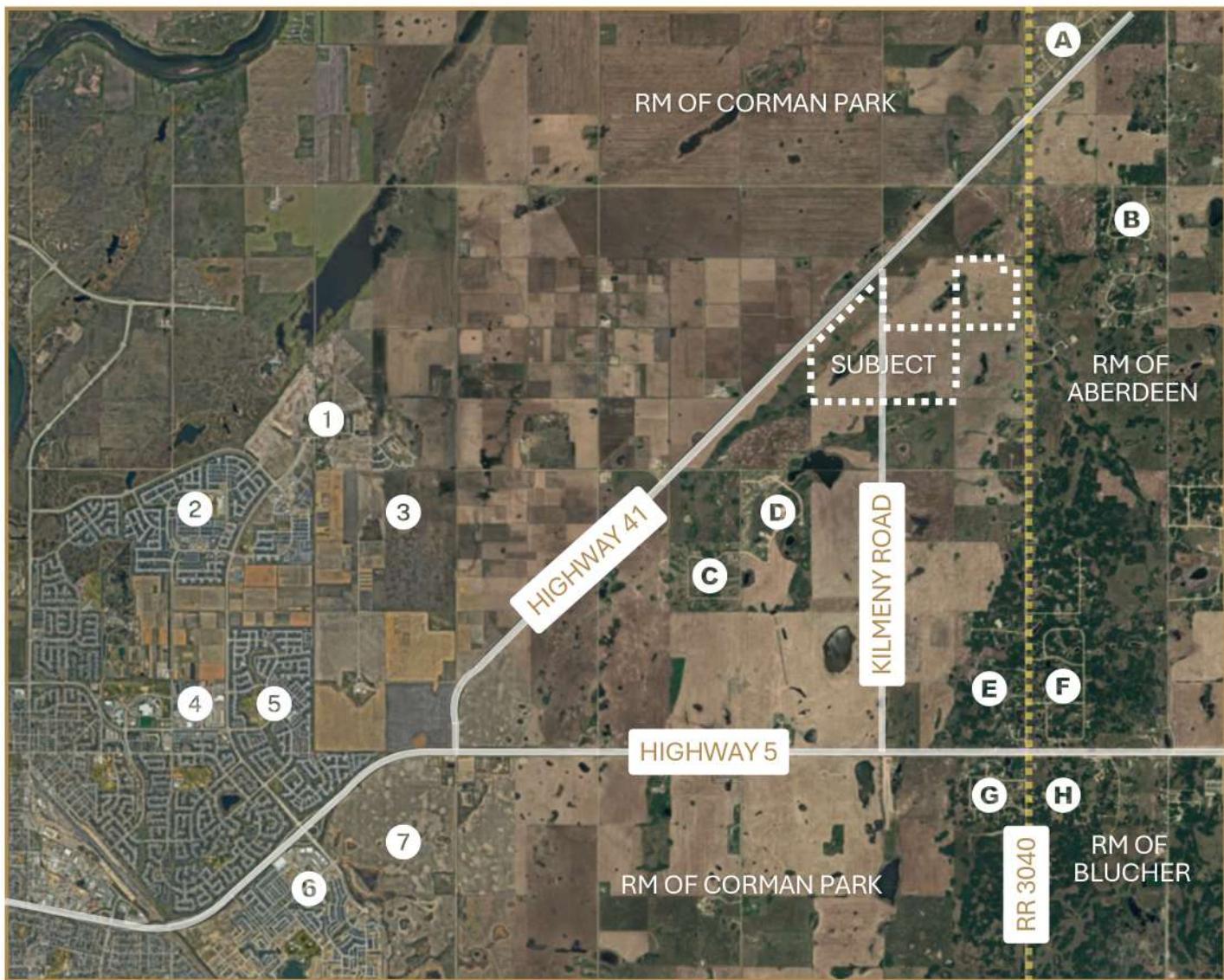
- As little as sixty (60) acres can be purchased for Phase I Country Residential
- 540 ± total acres available
- Just three (3) minutes from Saskatoon City limits
- Access via Highway 41 and Kilmeny Road
- High elevation with sweeping views of Saskatoon and prairie both day and night
- Varying topography with treed areas and ponds which offer developer investors natural features for country residential and commercial development
- Suitable for a community fully featured with low and medium density housing, gated single family estate housing, commercial services and recreational amenities
- Existing Geotechnical Report available
- Existing CDR for Parcel 131936610
- Phase I Country Residential, 29 ± lots situated on 60 ± acres are available now. Contact listing agents for details

SASKATOON NORTH PARTNERSHIP FOR GROWTH

DISTRICT LAND USE



Surrounding Neighbourhoods & Proposed Developments



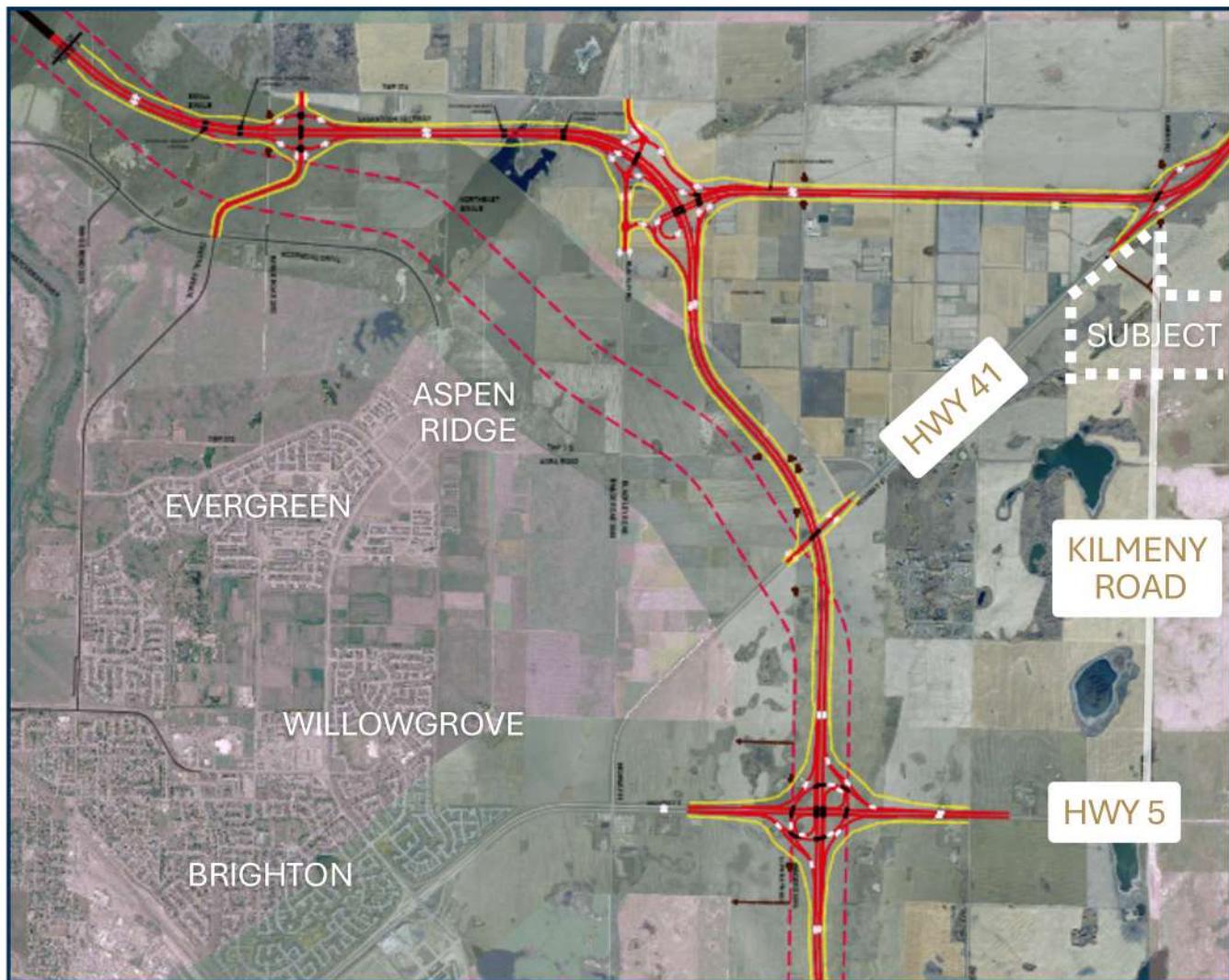
- 1 Aspen Ridge
- 2 Evergreen
- 3 U of S Land Management Area
- 4 University Heights
- 5 Willowgrove
- 6 Brighton
- 7 Holmwood Development Area

- A Bergheim Estates
- B Mission Ridge
- C Eagle Ridge Estates
- D Proposed Eagle Heights
- E Discovery Ridge
- F Strawberry Hills
- G Saddle Ridge
- H Settler Ridge



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Proposed Location and Intersections of Saskatoon Freeway



The future Saskatoon Freeway indicates plans for an interchange at the intersection of Kilmeny Road and Highway 41 allowing easy access to all major roadways in the area.



Specifications

Available

± 60 AC to ± 540 AC

Site Area

± 540 AC

Zoning

DAG (Agricultural District)

Parcels

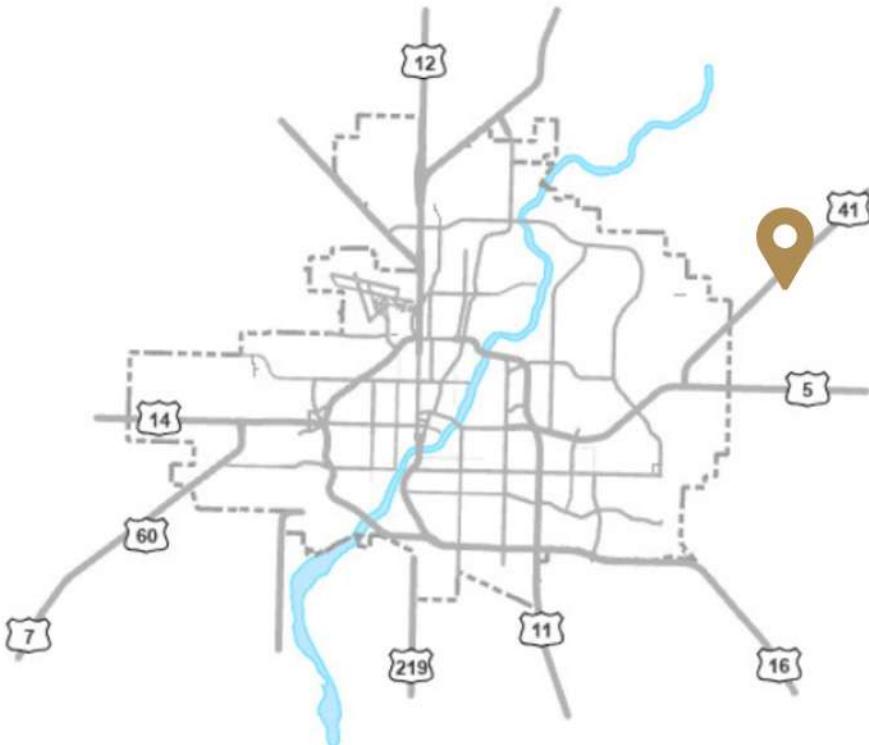
**118660248, 118557973,
118557939, 131936610**

Possession

Immediate

Property Tax (2025)

\$4,552.56



Asking price

\$25,000
per acre
Interior Parcel

\$27,000
per acre
East Parcel

\$29,000
per acre
West Parcels



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