

FOR SALE

NORTHERN BEAR DEVELOPMENT

NAI Commercial



## VILLAS ON THE GREEN

ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY

51101 RANGE ROAD 222 | SHERWOOD PARK, AB | PRIME DEVELOPMENT LAND

### PROPERTY DESCRIPTION

- 5.09 acres± of prime R2A development land within a gated community
- Backing onto the 8th hole of Northern Bear Golf Course, an award winning Jack Nicklaus designed course.
- Current zoning allows for 10 unit development
- Clean phase 1 environmental
- Completed Biologist QEP Report (2022)
- All services at property line (TBC)
- Approximately 15 minutes from Anthony Henday Drive and Sherwood Park
- Vendor financing options available

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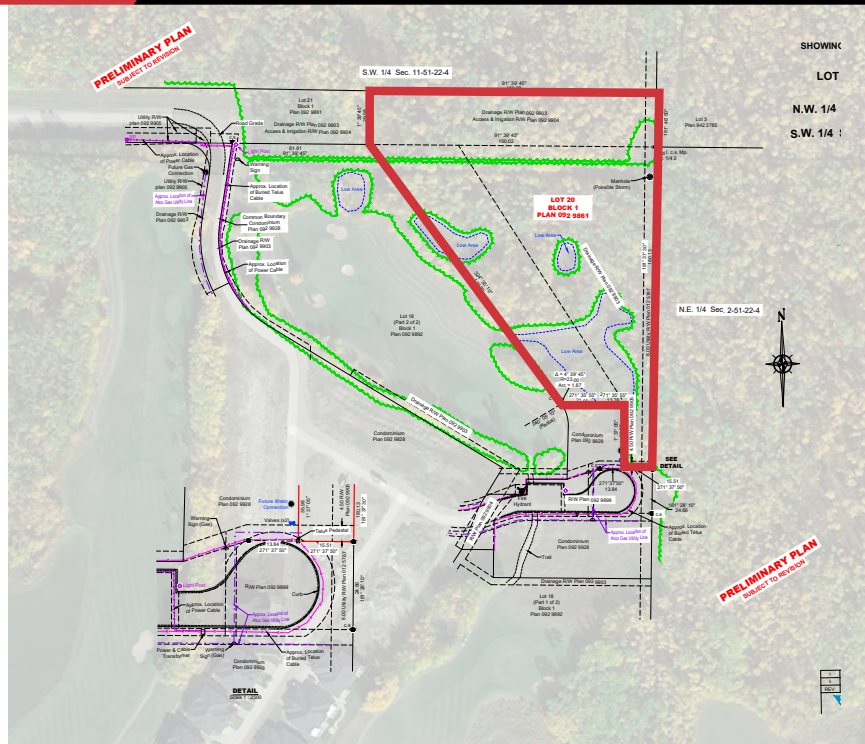
**ADDITIONAL INFORMATION**

AREA AVAILABLE	5.09 acres
LEGAL DESCRIPTION	Plan: 0929861, Block: 1, Lot: 20
ZONING	R2A - Semi-detached
PROPERTY TAXES	\$1,500 (2022)
SALE PRICE	\$1,200,000 <b>REDUCED TO \$699,999</b>



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## NORTHERN BEAR GOLF COURSE

Welcome to Northern Bear Golf Course, a Jack Nicklaus Signature Course, located in Sherwood Park, Alberta, just 30 minutes from downtown Edmonton. Built on Jack Nicklaus' legendary tradition of designing prestigious and spectacular courses, it offers the ultimate play for every golf enthusiast. The Bear is a perfect blend of tree lined fairways, strategic bunker placements, five lakes, and USGA standard greens. With five sets of tees ranging from 5800 to 7400 yards, it is designed to entice novice and experts alike.

- ScoreGolf Aware Best Public Golf Courses in Canada
- Top 50 Courses - Best you can play 2014 in Canada - Canadian Golf Magazine
- Top 100 Golf Courses in Canada - ScoreGolf Magazine
- Top 59 Canadian Public Courses - ScoreGolf Magazine
- ScoreGolf Award Best Club house in Western Canada

*\*Golf Course owners currently working on plans for the rebuild of the clubhouse*

