



NOW FEATURING: Medium Scale Residential (RM h16) Parcels

Artist rendering, conceptual and subject to change

Michener Park

**Live every day.
Love every minute.**

Michener Park is an exciting new community, complete with a variety of residential opportunities and a vibrant commercial development. It is nestled in the heart of Edmonton and surrounded by established, tree-lined neighbourhoods. From day one, residents can move in and enjoy an abundance of amenities including the trails of Whitemud Creek, Snow Valley, the University of Alberta and everyday essentials just steps from their front door. The master-planned community features beautiful landscaped streets, a dry-pond feature and a lively playground. Pathways meander through the neighbourhood to connect residents and visitors to the community commercial amenities and nearby trails.

michenerpark.ca

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UA University of Alberta
Properties Trust



Neighbourhood History

Michener Park was originally built by the University of Alberta as a residence for couples and students with families. It was opened on November 6, 1967, by the Right Honourable Roland Michener, Governor General at the time. Over its history, the community was home to thousands of people from around the world who came to Michener Park to pursue their studies and build their families in a new home.

These residences were closed in July of 2020 and the land was formally transferred to UAPT shortly after for redevelopment.

Today, UAPT is building on the history of Michener Park and re-imagining the community for a new generation of residents who will contribute to the legacy of the University of Alberta in a new and exciting way.

About the Developer

The University of Alberta Properties Trust (UAPT) was formed by the University of Alberta to develop or re-develop lands deemed by the University as not central to its academic mission of teaching and research.

Today, the organization has been entrusted with the responsibility of developing several 'crown jewel' properties in the middle of one of Canada's fastest growing cities – and distributing net revenues back to the University of Alberta, contributing to its long-term sustainability.

The UAPT knows that re-imagining these lands will take time, many hands and many voices along the way. But as residents begin to call these new communities home, they will be building a new future for themselves – and a legacy for generations of University of Alberta students.



About Land Leases

The University of Alberta Properties Trust (UAPT) has established Michener Park as a 99-year land lease community.

This is a common practice with public entities in other big cities and national parks across Canada, and will support the University of Alberta's faculty, students and research for generations to come.

Leasehold ownership holds exceptional value, and is just as common a way for developers and homeowners to purchase a home as a freehold purchase. Buyers remain in control of their building or home: they can renovate, decorate, sell or will their leasehold property as they would with any other property.

Q: What is someone buying when they purchase a leasehold property?

A: Everything on the land except the land itself, as they lease it from the Trust for a set term.

Q: Is a leasehold property a tangible asset like a traditional freehold home?

A: Yes, leasehold properties can be bought, sold, mortgaged, and treated like any other home. They have the same rights and responsibilities as a traditional freehold property for the duration of the lease, typically 99 years.

Q: Are leasehold situations common?

A: Leasehold structures are common in major cities worldwide. Other universities use this model throughout Canada.

Q: What happens at the end of the 99-year lease term?

A: There are two options: negotiate an extension of the lease or the lease ends.

Q: Will the community remain vibrant and a sound investment?

A: The Trust and the University have a vested interest in ensuring the community remains vibrant and a sound investment for homeowners.

About Michener Park

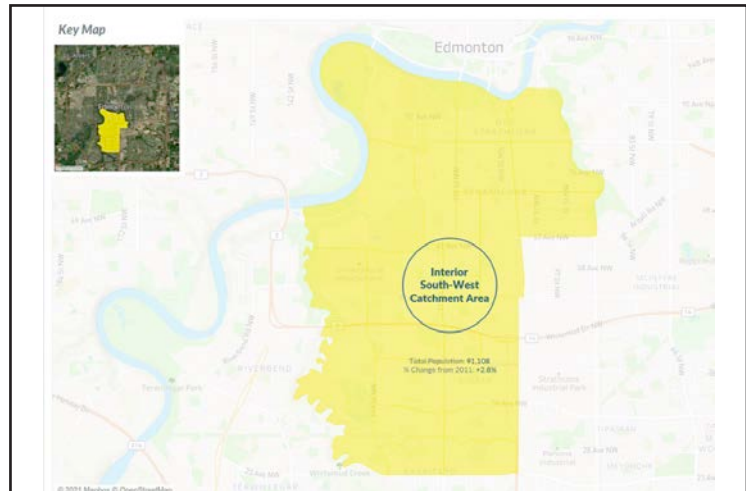
Location Overview

Demographics (catchment)

POPULATION (2019 CENSUS) **91,108**

Age (2019 CENSUS)

0 - 19	16,715	(18%)
20 - 39	36,875	(40%)
40 - 59	20,530	(23%)
60+	16,985	(19%)



Income (2019 CENSUS)

HOUSEHOLD INCOME RANGE **\$86,000 TO \$256,000**

PERCENTAGE OF HOUSEHOLDS THAT EARN MORE THAN \$100,000 **58%**

PERCENTAGE OF HOUSEHOLDS THAT EARN BETWEEN \$60,000 TO \$100,000 **24%**



Michener Park Square Commercial - Concept



Michener Park Square Commercial - Concept

Neighbourhood Specifications

LOCATION	122 Street and 48 Avenue, Edmonton, AB
ZONING	Available parcels are zoned Medium Scale Residential Zone (RM h16)
PERMITTED USES	Townhomes, Stacked Townhomes, Four and Six Storey Multifamily Apartments and Condos
CONSTRUCTION TIMELINE	<ul style="list-style-type: none"> • Stage 1B parcels are serviced and registered. • Community landscaping, sidewalks, and playground completion in 2025.
NEIGHBOURHOOD FEATURES	<ul style="list-style-type: none"> • The commercial development started construction in fall of 2024 and could feature a daycare, restaurant, convenience store, retail, quick food service, a coffee shop and more. It will welcome tenants in late 2025. • A large 1.6 acre park site features a playground and relaxing spaces. • The shared use path system is connects to neighbouring communities and the Whitemud Creek Ravine trail system. • Various mature trees that may be integrated into site design.



PARCEL H

PARCEL G



Community Playground Concept



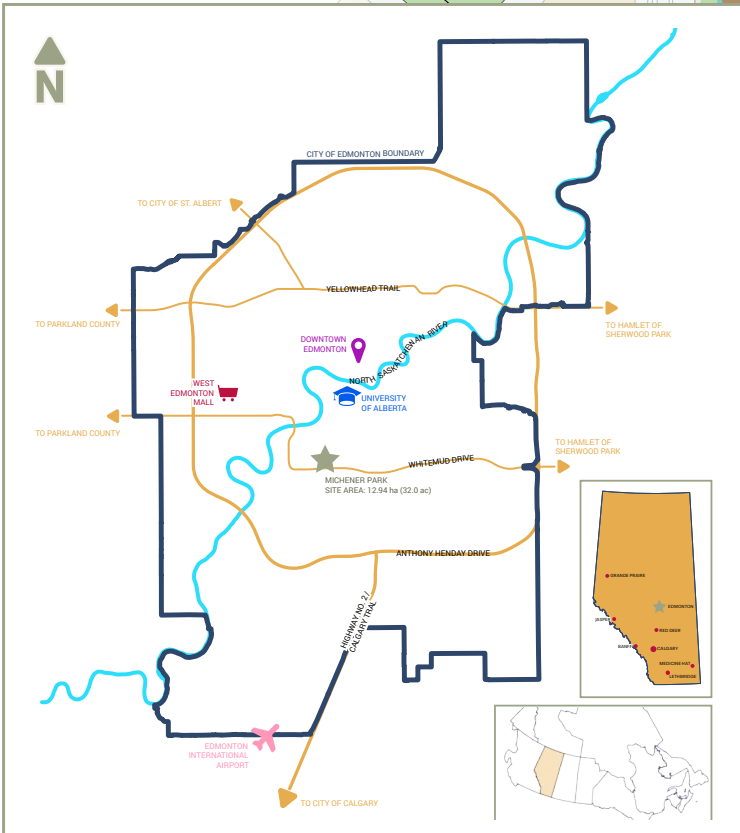
Whitemud Creek Ravine (DonnasRiverValley.com)

Neighbourhood Map



Legend

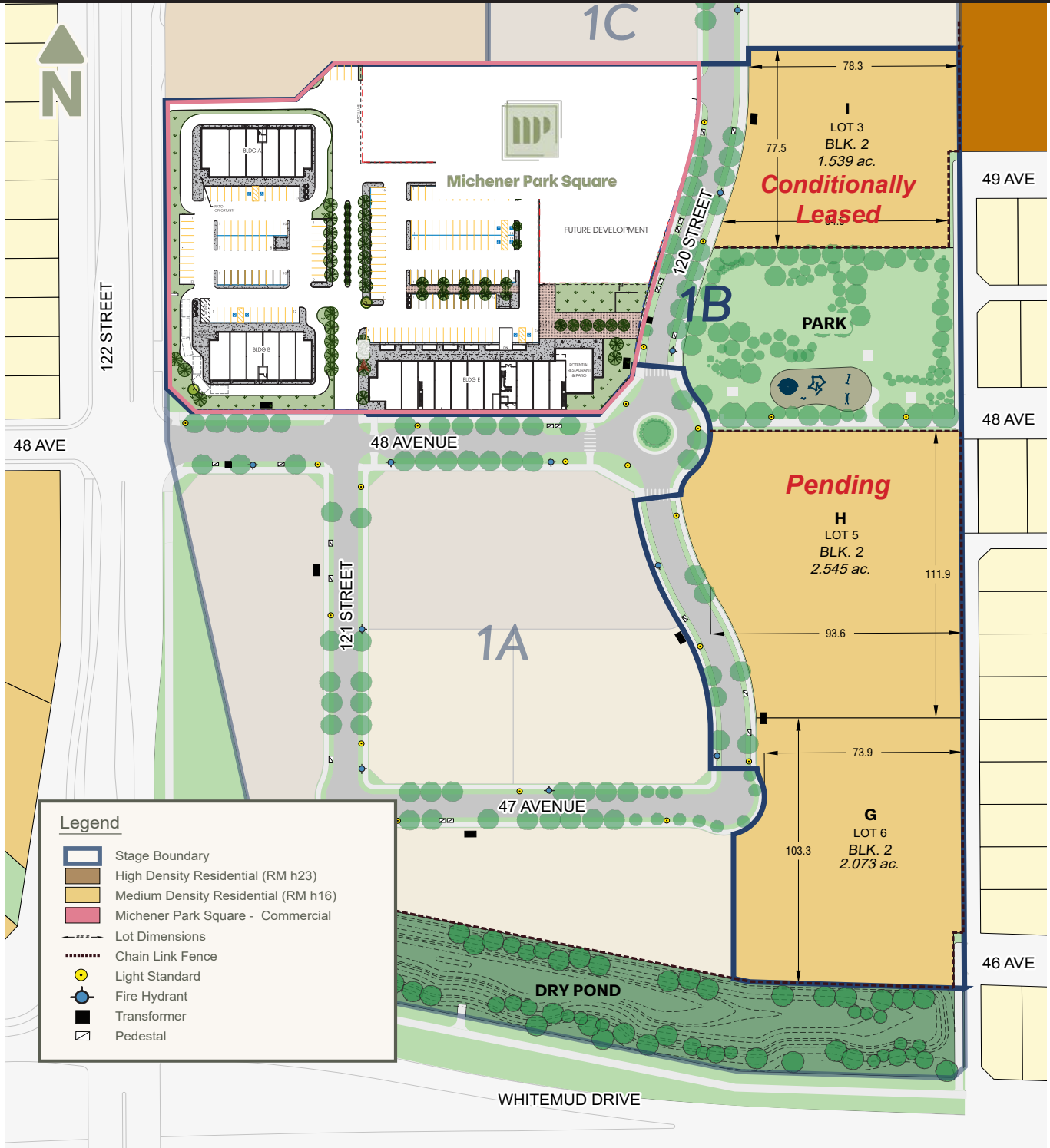
- Subdivision Boundary
- Stage Boundary
- Medium Scale Residential (RM h23)
- Medium Scale Residential (RM h16)
- Storm Water Management Facility (Dry Pond)
- General Commercial (CG)
- Park & Open Space
- Lot Dimensions in Meters



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Close to here, there, and everyw

Stage 1B

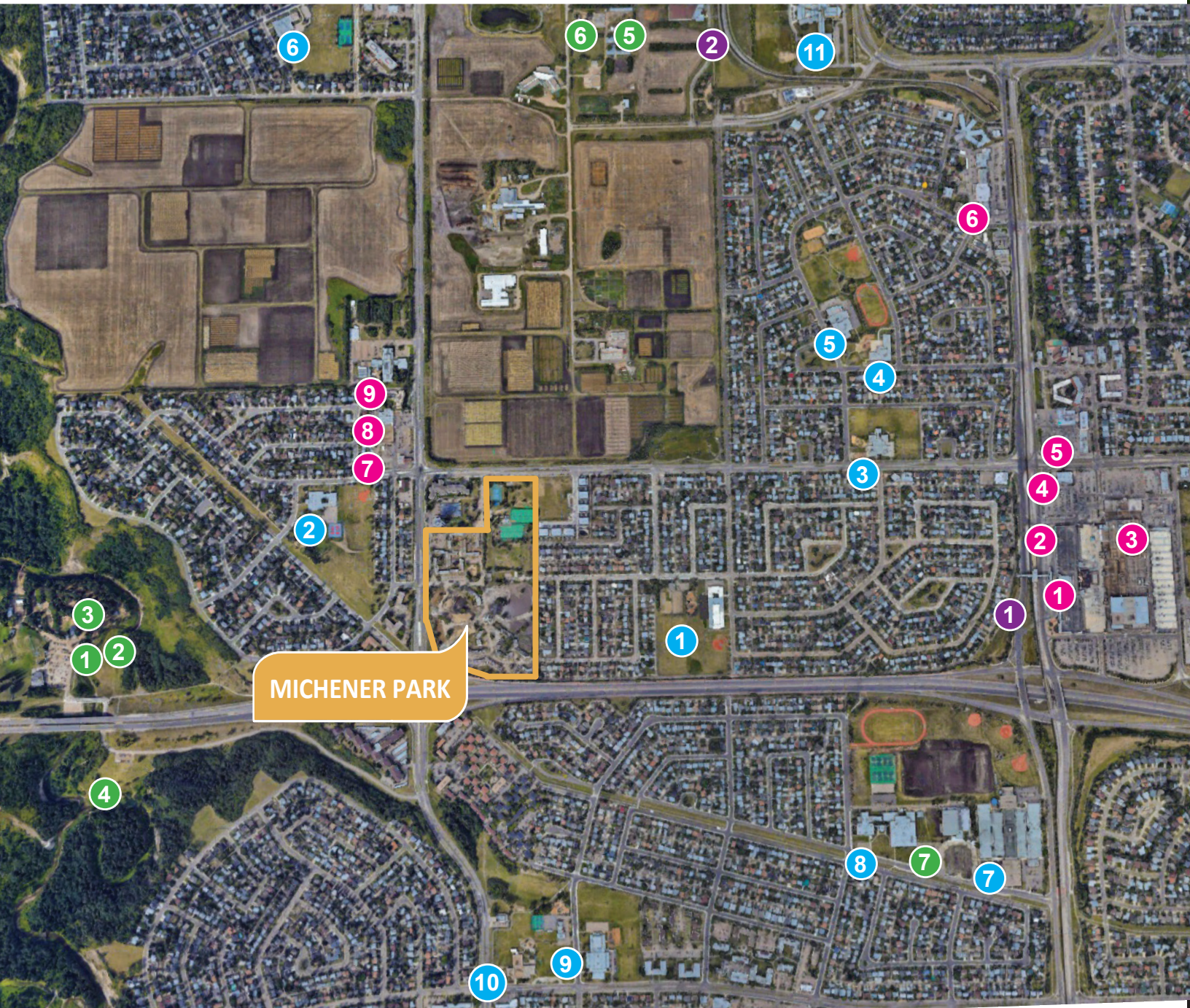


FOR LEASE: Stage 1B

Parcel	Size (acres)	Zoning	Price per acre	Sale Price
Parcel G	2.07 acres	RM h16	\$ 1,595,000	\$ 3,301,650
Parcel H	2.55 acres	RM h16	\$ 1,595,000	\$ 4,067,250
Parcel I	1.54 acres	RM h16	\$ 1,595,000	\$ 2,456,300

Prices subject to change and parcel area to be confirmed by registered plan.

Nearby Amenities



MICHENER PARK



RETAIL AMENITIES

1. Southgate Centre
2. Wine & Beyond
3. ScotiaBank
4. Tim Horton's
5. Rexall
6. Lendrum Shopping Centre
7. FIND
8. Awn Kitchen
9. Pharmasave



SCHOOLS

1. Malmo Elementary School
2. Lansdowne Elementary School
3. St. Martin's Elementary School
4. Lendrum Elementary School
5. Avonlea Junior High School
6. Grandview Heights Elementary/ Junior High School
7. Harry Ainley High School
8. Louis St. Laurent Junior/Senior High School
9. Richard Secord Elementary School
10. St. Boniface Elementary School
11. Alberta School for the Deaf



PARKS & RECREATION

1. Snow Valley Ski Resort
2. Snow Valley Aerial Park
3. Rainbow Valley Campground
4. Whitemud Creek Ravine
5. Saville Community Sports Centre
6. GO Centre
7. Confederation Leisure Centre



LRT TRANSIT STATIONS

1. Southgate
2. South Campus/
Fort Edmonton Park



Lease Agreement Process

MICHENER PARK OPPORTUNITIES

The leasehold term for the parcels is 99 years and the lots are available individually or in a combined fashion. The parcels are delivered 'as-is' as existing trees and grading profile. Some underground housing piles are in some locations and UAPT is willing to work with the builder to address the underground piles, but tree removal and fine grading are the builders responsibility. Architectural controls are in place along with a Master Plan Design Guideline for the community.

We welcome offers and should you be interested in this opportunity, please submit a Letter of Intent (LOI), a template is available for your use. Any offers will be considered on a first-come, first-serve basis. In addition to the LOI, please provide a brief overview of the company outlining its experience, market presence, and potential built form. A confidentiality agreement is available in order to access additional information such as the offer to lease, form of lease, and technical reports. All lease agreements require the sign-off of the UAPT Board of Directors.



For more information, please contact:

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