



Fort Macleod

March 22, 2024  
PUBLIC NOTICE

## MACLEOD LANDING SUBDIVISION PRESALE PROCESS

Presale opens: Wednesday, April 3, 2024 @ 10:00 am

Location: G.R. Davis Administration Office  
410 20<sup>th</sup> Street Fort Macleod, AB

**Less than two weeks until our Macleod Landing Pre-Sale opens.**

### Purchase Process

Thank you for your interest in Macleod Landing. Due to the high demand for lots, the Town has implemented additional measures to ensure fairness and equity in the sales process.

- **Limit of One Lot per Person (Residential Only):** Please note that there is a strict limit of one lot per individual, partnership, corporation, or corporation principal. The individual purchaser or a member of the purchasing entity must be in attendance.
- **Build Requirement:** Construction must commence within 12 months and be completed within 24 months of the finalized sale agreement close date.
- **Deposit:** A 10% deposit is required to secure a lot purchase and must be paid upon acceptance of the offer by the Town. Only certified cheques and bank drafts will be accepted.
- **First-Come, First-Served Basis:** The sale will operate on a "first come, first served" basis. In the event of concurrent applications for the same lot:
  - **Option 1:** Interested parties will participate in a closed bid process, with the highest offer securing the lot. The increased deposit amount must be submitted within 2 days of the bid being accepted.
  - **Option 2:** If consensus is reached to select Option 2, interested parties' names will be entered into an electronic draw to determine the buyer at the asking price.
- **Subsequent Opportunities:** Unsuccessful parties may apply for other available lots, with the same options available in the event of multiple applications.
- **Waitlists:** Unsuccessful parties may elect to have their names placed on a waitlist so that if the desired lot becomes available, they will be the next in line for purchase.

403.553.4425 • P.O. Box 1420 • 410 20th street

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## Fort Macleod

- *Determining Timing:* Timing of concurrent applications will be determined by the Town staff. All interested parties present at the sale's opening time of 10 am will be considered present simultaneously, as determined by town administration. Interested parties arriving during the administration of Option 1 or 2, but before a final decision is made will not be permitted to have their names included in that lot option.
- *Unanimity for Option 2:* For Option 2 to proceed, all interested parties present must unanimously agree. If any party opts for Option 1, that will be the chosen direction.
- *Town's Discretion:* Notwithstanding the above delineated purchase process, the Town retains ultimate discretion regarding the entirety of the purchase process including with respect to the administration of land sales, timing, order of sales and service, options 1 and 2, and the successful purchases of the lots listed for sale, and retains an absolute and unfettered right to accept or reject an application for any reason, including the Town and the purchaser's inability to reach an agreement with respect to a definitive purchase agreement.

### Residential Lots - Architectural Controls

We would like to outline the architectural controls for building on the Residential Lots within Macleod Landing to ensure the realization of our community vision, which include but are not limited to:

1. **Minimum Main Floor Square Footage:** All homes must have a minimum main floor area of 1,400 square feet.
2. **Attached 2-Car Garage:** Each home is required to have an attached two-car garage.
3. **Front Yard Tree:** A tree must be planted in the front yard of every property.

Additional specific architectural controls, development requirements, and all other related conditions and requirements shall be determined by the Town and detailed in the definitive purchase agreement and/or other ancillary documents and agreements to be executed by the parties prior to the formal conveyancing of the lot by the Town to the purchaser.

**Thank you for your attention to these important details.** For any further inquiries or to express interest in the pre-sale, please visit our website at [www.fortmacleod.com](http://www.fortmacleod.com) or contact the Town office.

Anthony Burdett  
Chief Administrative Officer  
[cao@fortmacleod.com](mailto:cao@fortmacleod.com)

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# Price List

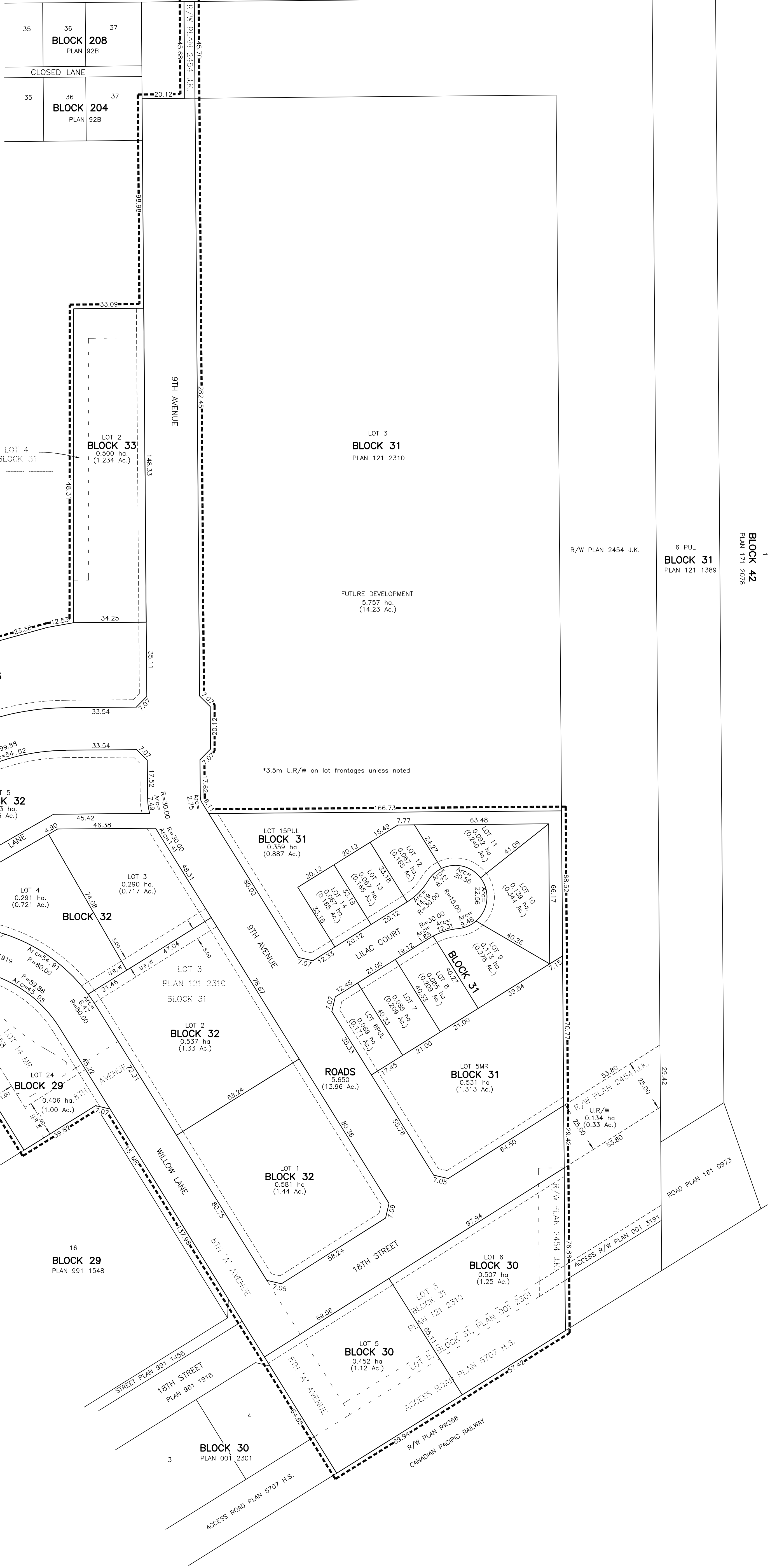
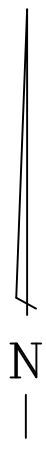


## MACLEOD LANDING SUBDIVISION: PHASE 1

	ROLL#	LOT, BLOCK	SERVICED	APPROX. SIZE (ACRES)	ASKING PRICE
<b>COMMERCIAL GENERAL</b>	3330001	LOT 5, BLOCK 30	YES	1.12	\$336,000
	3330002	LOT 6, BLOCK 30	YES	1.25	\$336,000
	3330003	LOT 1, BLOCK 32	YES	1.44	\$432,000
	3330004	LOT 2, BLOCK 32	YES	1.33	\$399,000
	3330005	LOT 24, BLOCK 29	YES	1.00	\$272,300
<b>RESIDENTIAL</b>	3330017	LOT 7, BLOCK 31	YES	0.209	\$78,000
	3330016	LOT 8, BLOCK 31	YES	0.209	\$76,000
	3330015	LOT 9, BLOCK 31	YES	0.278	\$85,000
	3330014	LOT 10, BLOCK 31	YES	0.344	\$95,000
	3330013	LOT 11, BLOCK 31	YES	0.240	\$82,500
	3330012	LOT 12, BLOCK 31	YES	0.165	\$70,000
	3330011	LOT 13, BLOCK 31	YES	0.165	\$70,000
	3330010	LOT 14, BLOCK 31	YES	0.165	\$72,000
<b>RESIDENTIAL MULTI-UNIT</b>	3330008	LOT 5, BLOCK 32	YES	1.05	\$390,600
	3330006	LOT 4, BLOCK 32	YES	0.721	\$314,000
	3330007	LOT 3, BLOCK 32	YES	0.717	\$323,000
	3330009	LOT 1, BLOCK 33	YES	1.639	\$523,600

*\*\*Note: Lots sizes, lot numbers and block numbers are all approximate and subject to change.\*\**

PRESALE	CONTACT
<p>April 3, 2024 @ 10:00 am                      G.R. Davis Administration Building (Town Office)                      410 20th Street Fort Macleod, AB                      First come, first serve                      Secure your lot with a 10% deposit</p>	<p>Town of Fort Macleod                      Anthony Burdett, CAO                      403-553-4425                      cao@fortmacleod.com                      www.fortmacleod.com</p>



35	36	37
BLOCK 208 PLAN 92B		
CLOSED LANE		
35	36	37
BLOCK 204 PLAN 92B		

R/W PLAN 2454 J.K.  
6 PUL  
BLOCK 31  
PLAN 121 1389

BLOCK 42  
PLAN 171 2078

\*3.5m U/R/W on lot frontages unless noted

2	ADJUSTED BULB LOTS 9 & 10	OCT 30/23	MJ
1	ADJUSTED SUBDIVISION BOUNDARY/ADDED ALTALINK LANDS	OCT 4/23	MJ
NO.	REVISION	DATE	BY

Right of way illustrated area 3.5m in width unless noted

NOTE : Portion to be approved is outlined thus and contains approximately 9.762 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.

MPE ENGINEERING LTD.

TENTATIVE PLAN SHOWING SUBDIVISION  
of  
LOT 3, BLOCK 31, PLAN 121 2310, LOT 7, BLOCK 31, PLAN 231 \_\_\_\_\_  
LOT 14MR, BLOCK 29, PLAN 991 1458 & LOT 13MR, BLOCK 29, PLAN 961 1918  
of part of  
8TH 'A' STREET, R/W PKAB 2454 J.K. & ACCESS ROAD PLAN 5707 H.S.  
all within  
N.E.1/4 SEC. 12, TWP. 9, RGE. 26, W.4 M.  
Town of Fort Macleod

**boa** brown okamura & associates ltd.  
Professional Surveyors  
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE OCT 6/23
	CHECKED ZJP	JOB 23-16093
	SCALE	DRAWING
Z.J. Prosper, A.L.S.	1:1000	23-16093TB





# MACLEOD LANDING SUBDIVISION

**PRESALE  
OPENING  
APRIL 3, 2024  
@ 10:00 AM**

**PHASE 1 INCLUDES:  
5 COMMERCIAL LOTS  
8 RESIDENTIAL LOTS  
4 MULTI-UNIT RESIDENTIAL LOTS**

[fortmacleod.com](http://fortmacleod.com)



**CONTACT:**

**ANTHONY BURDETT, CAO**

** 403 553 4425**





# MACLEOD LANDING SUBDIVISION

ROLL# 3330001

LOT 5, BLOCK 30

SERVICED: YES

APROX SIZE: 1.12 ACRES

LUD: COMMERCIAL GENERAL

**\$336,000.00**



**CONTACT:**

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**403-553-4425**

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# MACLEOD LANDING SUBDIVISION

ROLL# 3330002

LOT 6, BLOCK 30

SERVICED: YES

APROX SIZE: 1.25 ACRES

LUD: COMMERCIAL GENERAL

**\$336,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330003

LOT 1, BLOCK 32

SERVICED: YES

APROX SIZE: 1.44 ACRES

LUD: COMMERCIAL GENERAL

# \$432,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330004

LOT 2, BLOCK 32

SERVICED: YES

APROX SIZE: 1.33 ACRES

LUD: COMMERCIAL GENERAL

**\$399,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330005

LOT 24, BLOCK 29

SERVICED: YES

APROX SIZE: 1.00 ACRES

LUD: COMMERCIAL GENERAL

# \$272,300.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330017

LOT 7, BLOCK 31

SERVICED: YES

APROX SIZE: 0.209 ACRES

LUD: RESIDENTIAL

# \$78,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330016

LOT 8, BLOCK 31

SERVICED: YES

APROX SIZE: 0.209 ACRES

LUD: RESIDENTIAL

**\$76,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330015

LOT 9, BLOCK 31

SERVICED: YES

APROX SIZE: 0.278 ACRES

LUD: RESIDENTIAL

**\$85,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330014

LOT 10, BLOCK 31

SERVICED: YES

APROX SIZE: 0.344 ACRES

LUD: RESIDENTIAL

# \$95,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330013

LOT 11, BLOCK 31

SERVICED: YES

APROX SIZE: 0.240 ACRES

LUD: RESIDENTIAL

**\$82,500.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330012

LOT 12, BLOCK 31

SERVICED: YES

APROX SIZE: 0.165 ACRES

LUD: RESIDENTIAL

**\$70,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330011

LOT 13, BLOCK 31

SERVICED: YES

APROX SIZE: 0.165 ACRES

LUD: RESIDENTIAL

**\$70,000.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330010

LOT 14, BLOCK 31

SERVICED: YES

APROX SIZE: 0.165 ACRES

LUD: RESIDENTIAL

# \$72,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330008

LOT 5, BLOCK 32

SERVICED: YES

APROX SIZE: 1.05 ACRES

LUD: MULTI-UNIT RESIDENTIAL

**\$390,600.00**



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330006

LOT 4, BLOCK 32

SERVICED: YES

APROX SIZE: 0.721 ACRES

LUD: MULTI-UNIT RESIDENTIAL

# \$314,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330007

LOT 3, BLOCK 32

SERVICED: YES

APROX SIZE: 0.717 ACRES

LUD: MULTI-UNIT RESIDENTIAL

# \$323,000.00



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# MACLEOD LANDING SUBDIVISION

ROLL# 3330009

LOT 1, BLOCK 33

SERVICED: YES

APROX SIZE: 1.639 ACRES

LUD: MULTI-UNIT RESIDENTIAL

**\$523,600.00**



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