



April 2, 2025
PUBLIC NOTICE

MACLEOD LANDING SUBDIVISION - PHASE 2 SALE PROCESS

14 NEW RESIDENTIAL LOTS

Opens: Tuesday, April 15, 2025 @ 10:00 am

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

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.

- **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.

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:

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1. Minimum Main Floor Square Footage of 1,400 Sq. ft. single story or total above grade not less than 1,800 Sq. ft. for a two-story home.
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.

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.

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 or contact the Town office.

Anthony Burdett
Chief Administrative Officer
cao@fortmacleod.com

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Price List



MACLEOD LANDING SUBDIVISION: PHASE 1 & 2

1-Apr-25

	ROLL#	LOT, BLOCK	CIVIC	SERVIC ED	APPROX. SIZE (ACRES)	APPROX. SIZE (FT.)	ASKING PRICE	STATUS
RESIDENTIAL	PHASE 1: OPEN							
	3330013	LOT 10, BLOCK 31	LILAC COURT	YES	0.240	NA	\$82,500	AVAILABLE
	PHASE 2: OPENS APRIL 15, 2025 @ 10 AM							
	3330001	LOT 14, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$74,000	AVAILABLE
	3330002	LOT 15, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330003	LOT 16, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330004	LOT 17, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330005	LOT 18, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330006	LOT 19, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330007	LOT 20, BLOCK 31	WILLOW LANE	YES	0.155	67' X 99'	\$70,000	AVAILABLE
	3330018	LOT 1, BLOCK 34	WILLOW LANE	YES	0.207	91' X 100'	\$82,000	AVAILABLE
	3330019	LOT 2, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$75,000	AVAILABLE
	3330020	LOT 3, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$75,000	AVAILABLE
	3330021	LOT 4, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$75,000	AVAILABLE
	3330022	LOT 5, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$75,000	AVAILABLE
	3330023	LOT 6, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$75,000	AVAILABLE
	3330024	LOT 7, BLOCK 34	WILLOW LANE	YES	0.171	74' X 100'	\$78,000	AVAILABLE
MULTI-UNIT	3330201	LOT 6, BLOCK 32	NA	YES	0.721	NA	\$314,000	AVAILABLE
	3330204	LOT 5, BLOCK 32	NA	YES	0.717	NA	\$323,000	AVAILABLE
	3330212	LOT 1 BLOCK 33	NA	YES	1.639	NA	\$523,600	AVAILABLE
COMMERCIAL GENERAL	3330101	LOT 5, BLOCK 30	18 STREET	YES	1.12	NA	\$336,000	AVAILABLE
	3330103	LOT 1, BLOCK 32	9 AVENUE	YES	0.72	NA	\$216,000	AVAILABLE
	3330104	LOT 2, BLOCK 32	9 AVENUE	YES	0.72	NA	\$216,000	AVAILABLE
	3330105	LOT 3, BLOCK 32	9 AVENUE	YES	0.66	NA	\$199,500	AVAILABLE
	3330106	LOT 4, BLOCK 32	9 AVENUE	YES	0.66	NA	\$199,500	AVAILABLE
	3330107	Lot 24, Block 29	NA	YES	1.00	NA	\$272,300	AVAILABLE

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

DETAILS	CONTACT
<p>Phase 1: Open</p> <p>Phase 2: Opens April 15, 2025 @ 10 AM</p> <p>G.R. Davis Administration Building (Town Office)</p> <p>410 20th Street Fort Macleod, AB</p> <p>First come, first serve. Secure your lot with a 10% deposit</p>	<p>Town of Fort Macleod</p> <p>Anthony Burdett, CAO</p> <p>403-553-4425</p> <p>cao@fortmacleod.com</p> <p>www.fortmacleod.com</p>

Map



Fort Macleod

MACLEOD LANDING SUBDIVISION PHASE 1 & 2

APRIL 1, 2024

