

# \$325,000 - 5940 14 Street, Nisku

MLS® #E4423130

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Nisku, Nisku, AB

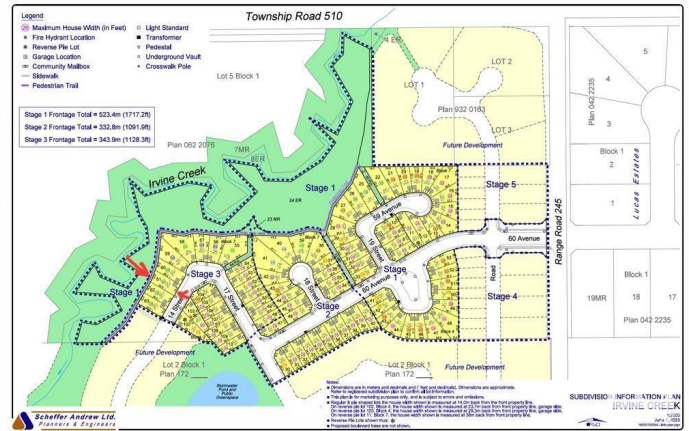
**BUILD YOUR WALKOUT DREAM HOME!**  
This rare opportunity allows you to build your own custom built walk out home. The Irvine Creek community is named after the natural water feature that borders the neighbourhood. The creek is fed from nearby Saunders Lake, and is home to a variety of wildlife and native flora. Residents will enjoy taking in the sights and sounds of the creek, including spending countless hours exploring.

## Essential Information

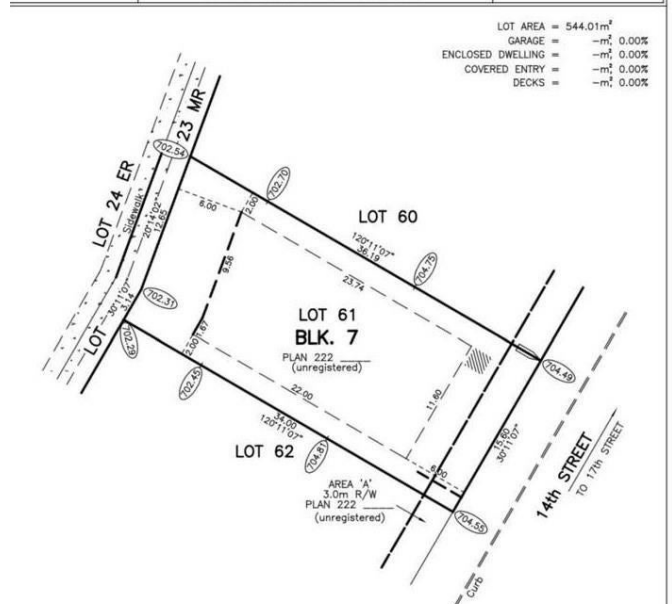
MLS® #	E4423130
Price	\$325,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	5940 14 Street
Area	Nisku
Subdivision	Nisku
City	Nisku
County	ALBERTA
Province	AB
Postal Code	T4X 3A4



	<p><b>HAGEN SURVEYS</b> 8929 - 20th Street N.W.   Edmonton AB, T6P 1K8 T 780.464.5506   F 780.464.4450   hagensurveys.com Your comprehensive surveying partner.</p>	APPROVAL OF CLIENT  INITIALS  DATE									
	<b>BUILDING POCKET</b>										
	<table border="0"> <tr> <td>LOT AREA =</td> <td>544.01m<sup>2</sup></td> </tr> <tr> <td>GARAGE =</td> <td>-m<sup>2</sup>, 0.00%</td> </tr> <tr> <td>ENCLOSED DWELLING =</td> <td>-m<sup>2</sup>, 0.00%</td> </tr> <tr> <td>COVERED ENTRY =</td> <td>-m<sup>2</sup>, 0.00%</td> </tr> <tr> <td>DECKS =</td> <td>-m<sup>2</sup>, 0.00%</td> </tr> </table>		LOT AREA =	544.01m <sup>2</sup>	GARAGE =	-m <sup>2</sup> , 0.00%	ENCLOSED DWELLING =	-m <sup>2</sup> , 0.00%	COVERED ENTRY =	-m <sup>2</sup> , 0.00%	DECKS =
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ZONE R12  
CALL UTILITY SAFETY PARTNERS PRIOR TO EXCAVATION  
ALL DIMENSIONS ARE TO EXTERIOR FOUNDATION OR STRUCTURE  
OWNER/BUILDER RESPONSIBLE TO ENSURE THAT ALL BACKFILL LEVELS MEET ALL CODES  
THE ELEVATION OF THIS HOUSE AND GARAGE WILL BE DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN AND ON SITE GRADES

INITIALED AND DATED COPY OF FINAL REVISION MUST BE RETURNED TO HAGEN SURVEYS PRIOR TO STAKEOUT  
DEVELOPMENT PERMIT REQUIRED PRIOR TO STAKEOUT IN EVENT OF ANY APPLICABLE VARIANCES  
IF ANY SUBSEQUENT REVISION OCCURS THIS PLAN SHALL NOT BE USED UNLESS HAGEN SURVEYS IS EXPLICITLY NOTIFIED.

NOTES:  
-EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION SHOWN HERE IS CORRECT.  
-ALL INFORMATION MUST BE VERIFIED PRIOR TO PREPARATION OF ANY SUBSEQUENT PLAN OR DOCUMENT  
-STREET FURNITURE AND SERVICES ARE DESIGNED BY OTHERS AND REVISIONS MAY BE MADE AT ANY TIME.  
-PLAN IS UNREGISTERED AND DIMENSIONS ARE SUBJECT TO CHANGE. CONFIRMATION OF DIMENSIONS UPON REGISTRATION IS REQUIRED.  
ALL DISTANCES & GRADES ARE IN METRES AND DECIMALS THEREOF. THIS PLAN IS SUBJECT TO APPROVAL OF LOCAL APPROVING AUTHORITY. Builder/owner will be responsible for any errors on this plan should construction begin prior to the plan being approved by the local governing authority.

POWER CONNECTION  
HYDRANT SERVICE  
PEDESTAL  
STREET LIGHT  
TRANSFORMER  
DRIVEWAY LOCATION  
WATER SERVICE LOCATION  
CATCHBASIN  
DESIGN ELEVATION  
EXISTING ELEVATION  
SWALE ELEVATION

DATE	REVISIONS
mm/dd/yyyy	
DRAWN BY:	VOT
CHECKED BY:	NRR

PLAN	BLK./UNIT	LOT	SUBDIVISION	BUILDER OR OWNER
222	7	61	IRVINE CREEK NORTH	IRWIN CREEK DEVELOPMENT LTD.

JOB NO. 2250015 SCALE 1" = 300' PAPER: 8.5"x14" DATE: SEPT. 21, 2022 ADDRESS: 14 STREET & 17 STREET NISKU

## Exterior

Exterior Features See Remarks

## Additional Information

Date Listed February 24th, 2025

Days on Market 46

Zoning Zone 81

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Listing information last updated on April 11th, 2025 at 12:17pm MDT