



**GRASSROOTS**  
REALTY GROUP

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10, 5218 Highway 27  
Sundre, Alberta

MLS # A2258249



**\$1,150,000**

**Division:** NONE

**Lot Size:** 38.02 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 3-33-5-W5

**Zoning:** UR

**Water:** None

**Sewer:** -

**Utilities:** -

This is a rare chance to own 38.02 acres within the Town of Sundre, located on the east side of town near the Red Deer River. The property is zoned Urban Reserve, which means you can enjoy it today for farming or agricultural operations, while holding onto it for the strong development potential that comes with its prime location. With direct access to town water and sewer services, this parcel stands out as an excellent choice for anyone considering residential or commercial development. The Town of Sundre has indicated openness to a zoning change, making this an attractive investment for builders, developers, or forward-thinking buyers. Its paved access from both Highway 27 and River Road provides convenient connections to town amenities, while still offering room to stretch out and enjoy the land. For those who prefer to use it now, the property offers plenty of space for cropping, grazing, or establishing a hobby farm, all while enjoying the benefits of being within town boundaries. For those looking to the future, this parcel represents a strategic holding opportunity—large tracts of land inside Sundre are exceptionally scarce, and its location makes it a natural choice for growth. Whether you want to farm it, build on it, or invest in the future, this 38.08-acre parcel is a piece of Sundre real estate that simply cannot be overlooked.