



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**. Mountain Trail  
Grande Cache, Alberta**

**MLS # A2261615**



**\$3,290,000**

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**Division:** NONE

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**Lot Size:** 86.88 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** CM1

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Rare opportunity to purchase prime land in the foothills of the Rocky Mountains. Tower Park is a 86.8 acre parcel of residential, Commercial, Light industrial and Industrial Land in the eastern portion of the town, to the north and northeast of Highway 40. with an area structure plan already in place. A great opportunity for a developer to reap the rewards of this property that has Beautiful uninterrupted views of the mountains, Rivers, Lakes. Quad trails Galore with many miles to explore. What an opportunity to be a part of a growing community and watch The transformation of our Hamlet, Possibilities are endless. So with the input of a new owner and the MD of Greenview which has invested a lot of money in this area in the past 2 years alone. This Hamlet can definitely grow and with time can be our next hidden Gem.