



GRASSROOTS
REALTY GROUP

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6 0 Street SW
Sundre, Alberta

MLS # A2265384



\$550,000

Division: NONE

Lot Size: 15.05 Acres

Lot Feat: Brush, City Lot, Corners Marked, Few Trees, Rectangular Lot

By Town: -

LLD: -

Zoning: R-2

Water: -

Sewer: -

Utilities: -

AN EXTRAORDINARY OPPORTUNITY AWAITS VISIONARY DEVELOPERS on the southwest edge of Sundre, Alberta. This expansive 15.05-acre parcel offers an exceptional combination of size, location, and potential — making it one of the most promising residential development sites in Central Alberta. Currently zoned R2 (Residential Medium Density), the property allows for both single-family and multifamily dwellings, and the Town of Sundre is open to exploring alternative zoning options to accommodate innovative community planning concepts. With direct access to full municipal services—including water, sanitary sewer, and natural gas—this land is ready for progress. Situated outside the floodplain and flood fringe, this property offers peace of mind and a solid foundation for long-term investment. Sundre is a thriving, full-service community nestled at the gateway to Alberta’s spectacular West Country, located just north of Calgary and south of Red Deer. With growing demand for residential housing and limited serviced land available, this is the ideal time to capitalize on Sundre’s expansion and become part of its next chapter of growth. Whether your vision includes a master-planned community, mixed-use residential development, or phased housing project, this property presents the scale and location to make it a reality. Don’t miss this rare opportunity to develop one of the most strategically positioned parcels in Sundre.