



**GRASSROOTS**  
REALTY GROUP

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

**0 Broadway Avenue  
Blackfalds, Alberta**

**MLS # A2270186**



**\$2,600,000**

**Division:** Aurora

**Lot Size:** 53.75 Acres

**Lot Feat:** -

**By Town:** Blackfalds

**LLD:** 34-39-27-W4

**Zoning:** R-1L

**Water:** -

**Sewer:** -

**Utilities:** -

New Developments and Improvements on this project are underway! Aurora Heights SE-34 consists of 53.75 +/- acres of residential development lands sitting on the west side of Broadway Avenue (Range Road 272). The lands are located between Highway 2 and Highway 2A, the access to the highways and the town makes these lands perfectly situated for ease of access to all amenities. This quarter improvements include the initial approvals, some minor rough grading, some construction of the storm water facility plus approval of the storm water facility including paying all fees for removing wetlands to Alberta Environment. Please consider adding this to your building plan.