



GRASSROOTS
REALTY GROUP

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**701 47th Avenue N
Lethbridge, Alberta**

MLS # A2273460



\$1,900,000

Division: Royal View

Lot Size: 50.09 Acres

Lot Feat: Open Lot, Private

By Town: Lethbridge

LLD: 19-9-21-W4

Zoning: V, FUD

Water: -

Sewer: -

Utilities: See Remarks

Future residential development land opportunity. This site is included in the Royal View Area Structure Plan (ASP) which is based on a vision that embraces quality, innovation, and sustainability to instill connectivity within the community as well as with its natural surroundings and landmarks. The Royal View ASP area is located on the north side of the City of Lethbridge. It includes the lands bounded to the north by the future 62nd Avenue North (City boundary), to the south by the future 44th Avenue North, to the east by 28th Street North, and to the west by the Oldman River tributary coulees. Key infrastructure will be coordinated with these developments including 44th Avenue road alignment, major power distribution, and stormwater management. Nearby amenities include Legacy Gate, Uplands Common Shopping Centre, and Wal Mart Supercentre as well as recreational areas such as Pavan Park, the Alexander Wilderness Park, Lethbridge Sports Park, and Legacy Regional Park.