



**GRASSROOTS**  
REALTY GROUP

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**2, 2660 22 Street  
Red Deer, Alberta**

**MLS # A2277606**



**\$3,500,000**

**Division:** Lancaster Green

**Lot Size:** 4.35 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-M

**Water:** -

**Sewer:** -

**Utilities:** -

\*\*The site is permit-ready for the development of 77 townhomes with full construction plans and a development permit in place\*\*  
Multifamily Development Land! 4.35 acres (3.91 net developable) zoned R2 (med. density), this is a prime location in the City of Red Deer! The Red Deer market is in need of two things; affordable housing and new rental accommodation, this site can serve one or both of these categories. Well located in S.E. Red Deer in a new growth area that provides all essential services, schools, shopping, trail systems, and the largest recreation center in Red Deer. This is an area where people prefer to live.