



GRASSROOTS
REALTY GROUP

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**244 Range Rd 234 Township
Rural Wheatland County, Alberta**

MLS # A2283438



\$7,000,000

Division: NONE

Lot Size: 115.34 Acres

Lot Feat: Beach, Lake, Meadow, Native Plants, Pasture, Private, Rolling Slope, Su

By Town: Strathmore

LLD: 28-23-24-W4

Zoning: 600

Water: None

Sewer: -

Utilities: -

ATTENTION LAND DEVELOPERS — Eagle Lake, Wheatland County A rare large-scale development opportunity in one of Alberta's fastest-growing regions. 767 acres of lakefront land on Eagle Lake, offering exceptional potential for residential, commercial, and recreational uses. Highlights -767 acres subdivided into 7 titled parcels -Prime location: ~40 minutes east of Calgary, ~10 minutes to Strathmore, immediately off Highway 1 -Lakefront with approximately 12 km of shoreline -Panoramic views and year-round recreation: boating, fishing, camping, walking trails -Currently zoned Agricultural and within the Eagle Lake Area Structure Plan -Situated in Wheatland County, a region experiencing strong industrial and population growth With major employers such as De Havilland and CGC establishing operations in the area, demand for housing, services, and recreational amenities is accelerating. This is a strategic land-bank or phased development opportunity with scale, access, and long-term upside.