



GRASSROOTS
REALTY GROUP

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**23.26 ACRES ALONG 48 Street E
Rural Foothills County, Alberta**

MLS # A2286905



\$799,900

Division: NONE

Lot Size: 23.26 Acres

Lot Feat: Irregular Lot, Level, See Remarks, Views

By Town: High River

LLD: 10-19-29-W4

Zoning: A

Water: Well

Sewer: -

Utilities: -

Rare opportunity to own 23.26 acres of agriculturally zoned bare land immediately west of High River on paved 48 Street East, just 3 kilometers from the intersection of Highway 543 and 498 Avenue E. This parcel offers exceptional proximity to town while maintaining the privacy and space of rural Foothills County living, with direct approach access off 48 Street East and convenient north access to Highway 543 and south access to Coal Trail, two major regional traffic routes. The property boasts expansive west-facing mountain views along with southwest and northwest exposure across open Foothills landscape. The majority of the fencing has already been completed, and the land is currently productive cultivated hay land on a cash rent basis. A newly drilled 225-foot water well producing approximately 3 gallons per minute is in place, and a Q20 well test has been completed. Parcels exceeding 21 acres in Foothills County are increasingly difficult to find, particularly this close to High River, and based on county land use regulations, properties of this size may allow up to six accessory buildings, subject to County approval and verification, along with various permitted and discretionary uses. Whether you are looking to build your dream home, establish a hobby farm, or secure a strategic land holding near town, this property presents a rare and compelling opportunity.