



GRASSROOTS
REALTY GROUP

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

**905 Lilac Court
Fort Macleod, Alberta**

MLS # A2288639



\$85,000

Division: NONE

Lot Size: 0.16 Acre

Lot Feat: Level, Open Lot, Rectangular Lot

By Town: -

LLD: -

Zoning: R

Water: -

Sewer: -

Utilities: -

Excellent building opportunity in the growing community of McLeod Landing in Fort Macleod. Situated on a quiet cul-de-sac, this fully serviced residential lot is ideally suited for builders, investors, or developers looking to capitalize on strong demand for newer housing in a well-established neighbourhood. Surrounded by modern homes and quality development, this lot offers attractive resale potential and appeal to future homeowners seeking a peaceful small-town lifestyle within commuting distance to Lethbridge. Municipal services are available at the property line, helping streamline the building process and reduce development timelines. Whether constructing a spec home, revenue property, or custom build, this property presents a solid investment opportunity in an expanding residential area with continued growth potential. The property is subject to a standard Development Agreement with the Town of Fort Macleod, outlining timelines and minimum building requirements for a single family dwelling. Buyers are encouraged to review municipal requirements to confirm suitability for their intended build. A house plan for the lot has been completed and may be included with the purchase of the lot.