



GRASSROOTS
REALTY GROUP

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**423 Frederick Avenue
Standard, Alberta**

MLS # A2296802



\$35,000

Division: NONE

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: 10-25-22-W4

Zoning: R-1

Water: -

Sewer: -

Utilities: -

Discover the charm of small-town living while securing a prime investment opportunity. Located in a fully serviced subdivision, this spacious lot offers a rare chance to build in a community where neighbours know each other, kids still play outside, and life moves at a more comfortable pace. All utilities are already brought to each lot, including sewer, water, gas, and electricity. The subdivision is complete with paved sidewalks and street lighting, making it ready for immediate development. Ideally situated close to a K–12 school and local amenities, and just a short 25-minute drive to Strathmore for additional shopping, services, and conveniences. Building Guidelines: Construction must commence within 1 year of purchase, reach lock-up stage within the following year, and be completed within 3 years. Extensions on as per basis. Whether you are looking to build your dream home or invest in a growing community, this is a unique opportunity to secure serviced land in a quiet, established Alberta village.