



**GRASSROOTS**  
REALTY GROUP

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**60037 TWP RD 725**  
**Clairmont, Alberta**

**MLS # A2072036**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Quad or More Detached, RV Access/Parking, Triple Garage Det		
<b>Lot Size:</b>	6.42 Acres		
<b>Lot Feat:</b>	Beach, Cleared, Few Trees, Gazebo, Lake, Garden, Landscaped, Paved, Pie		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	URBAN RESERVE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 sheds, gazebo, 2 green houses

GREAT OPPORTUNITY TO BUILD DUPLEXES, FOURPLEXES, ROW HOUSES, OR SINGLE DETACHED HOMES.! 6.42 acres in the new CLAIRMONT HEIGHTS Area Structure Plan. Located right on the lake the POTENTIAL is AMAZING! You have an amazing view, and this will be the DESIRED subdivision in Clairmont. This property is zoned URBAN RESERVE and is set to be zoned medium density residential. You could buy it, live in it and sub divide into lots for houses or duplexes, fourplexes, row houses or single detached homes. Check out the plan and start thinking how you will develop this property!