



GRASSROOTS
REALTY GROUP

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**48 Street 53 Avenue
Benalto, Alberta**

MLS # A2112431



\$1,279,000

Division: NONE

Lot Size: 31.47 Acres

Lot Feat: -

By Town: -

LLD: 31-38-2-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

Residential Development Opportunity close to Sylvan Lake and Red Deer, and also close to the new Benalto interchange on new 'twinning' lane Highway 11. 9 estate lots and 2 residential lots are approved for subdivision in Phase 1, and another 18 estate lots and 2 residential lots have been reviewed and conform to Red Deer County and Benalto Area Structure Plans in Phase 2. A further 45 residential lots have been reviewed in Phase 3 & 4. Parcel is adjacent to Benalto town services including water, sewer, power, natural gas, and street access. 76 lots in 4 Phases.