



**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 'twinned' 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.