



**GRASSROOTS**  
REALTY GROUP

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**0 Coachill Street  
Blackfalds, Alberta**

**MLS # A2117771**



**\$1,200,000**

**Division:** Cottonwood Estates

**Lot Size:** 42.95 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 25-39-27-W4

**Zoning:** A

**Water:** -

**Sewer:** -

**Utilities:** -

Introducing a prime development opportunity in the thriving town of Blackfalds, Alberta! This 42.95-acre parcel, located on the northeast corner of Blackfalds, offers a rare chance to create a stunning residential & multifamily development. Nestled amidst the natural beauty of trees and wetlands, this parcel provides a picturesque setting for a new community. Imagine designing homes that blend seamlessly into the surrounding landscape, offering residents a tranquil and peaceful environment to call home. Convenience is key, with major schools just minutes away. Additionally, water, sewer, and stormwater services are readily available on-site, making development a smooth and efficient process. Blackfalds' location along the Highway 2 corridor ensures easy access to major transportation routes, connecting residents to nearby cities and amenities. Don't miss this opportunity to transform this beautiful parcel into a thriving community in the heart of Blackfalds.