



**GRASSROOTS**  
REALTY GROUP

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**244 Range Rd 234 Township  
Rural Wheatland County, Alberta**

**MLS # A2135444**



**\$6,999,999**

<b>Division:</b>	NONE
<b>Lot Size:</b>	767.00 Acres
<b>Lot Feat:</b>	Beach, Lake, Meadow, Native Plants, Pasture, Private, Rolling Slope, Su
<b>By Town:</b>	Strathmore
<b>LLD:</b>	28-23-24-W4
<b>Zoning:</b>	Ag
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	-

ATTENTION: Land Developers. Opportunity is calling in Wheatland County! One of Alberta's fastest growing Counties, now has 767 Acres available on Eagle Lake primed for residential, commercial and recreational development. \*Subdivided into 7 parcels. \*40min from Calgary, 10 from Strathmore, right off Hwy 1. \*Lakefront Property, with 12km of stunning shore line. \*Incredible views, year round water activities, camping, fishing, walking trails. \*Currently zoned agricultural, but within the Eagle Lake Area Structure Plan. With companies like De Havilland and CGC calling Wheatland County home, the need for development, especially housing, has never been greater.