



**GRASSROOTS**  
REALTY GROUP

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**2110 Cedar Crescent  
Coaldale, Alberta**

**MLS # A2170516**



**\$165,000**

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**Division:** NONE

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**Lot Size:** 0.17 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-1A

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Located in the prestigious Cottonwood neighbourhood of Coaldale, this spacious pie-shaped lot offers over 7,379 square feet, providing ample room to build your dream home. Nestled on a quiet street with the added convenience of a paved back alley, this lot offers both privacy and accessibility. Cottonwood is known for its beautiful ponds, parks, and playgrounds, making it a family-friendly community perfect for outdoor enthusiasts. It's also conveniently situated near schools and the Land-O' Lakes Golf Course, offering leisure and recreation right at your doorstep. With the final phase of development underway, this is a rare opportunity to secure a prime spot in this sought-after area. Whether you're looking to design your own home or bring in your own builder, this lot offers the perfect space to make your vision a reality. Don't miss out on this chance to join the vibrant Cottonwood community!