



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

Range Road 55
Rural Mountain View County, Alberta

MLS # A2177360



\$1,900,000

Division: NONE

Lot Size: 160.00 Acres

Lot Feat: -

By Town: Sundre

LLD: 30-32-5-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

There is a strong need for residential housing options within the community so there are many opportunities for investors/developers for this prime piece of land. Fabulous INVESTMENT for a country residential development. FULL QUARTER south west corner of Sundre-located adjacent to recreational and country residential development. This area is within the urban fringe of the town of Sundre and is under pressure for development. The County of Mountain View has approved an Area Structure Plan providing for country residential lots on this quarter. Re-designation and subdivision plans have been submitted and tentatively approved by the Municipality . This quarter section has been used exclusively for farming and ranching. There has been no use of chemical pesticides or fertilisers. The quarter is partially treed with clearings and has approx. 90 acres of hay. There are also existing gravel deposits which have never been exploited. The topography is basically flat, and thus is ideal for development. The property is fenced and cross-fenced with one good well and dug out, and all utilities readily available up to property line. There is excellent access and view of the mountains Across the road from the Airport and kitty corner to the golf course. Opportunity to do something creative like even give the a portion in the middle part (gravel to the municipality) which would create a lake as water table is high then you could put 40 - 2 acre parcels around it at \$250,000 would return you \$10,000,000.00