



GRASSROOTS
REALTY GROUP

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**280156 Township Road 241A
Chestermere, Alberta**

MLS # A2193950



\$2,250,000

Division: East Chestermere

Lot Size: 15.50 Acres

Lot Feat: -

By Town: -

LLD: 12-24-28-W11

Zoning: LLR

Water: -

Sewer: -

Utilities: -

East Chestermere is experiencing significant growth, making it an excellent opportunity for investors and developers. Located just a few kilometers from Chestermere Lake, this 15.5-acre parcel offers significant potential for subdivision into one-acre lots or high-density residential development. As the fastest-growing community in Alberta, Chestermere is a highly desirable location, just 20 minutes from Calgary. The flat land provides a strong foundation for building a new community. With the City's Municipal Development Plan currently being updated with services incoming, now is the perfect time to invest. Primarily land value, but there is a house in disrepair, water well and septic all sold as is. See supplements for the UMP plan.