



**GRASSROOTS**  
REALTY GROUP

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**NW-01-28-26-W4 / On Hwy 9 and Rge Rd 261**  
**Rural Rocky View County, Alberta**

**MLS # A2195672**



**\$399,000**

**Division:** NONE

**Lot Size:** 31.38 Acres

**Lot Feat:** -

**By Town:** Beiseker

**LLD:** 1-28-26-W4

**Zoning:** A-SML p8.1

**Water:** Well

**Sewer:** -

**Utilities:** -

Attention Investors and developers... Opportunity is knocking! This 31-acre parcel on Highway 9 in Beiseker with great development opportunity and over 3000 feet of Highway exposure in one of Alberta's main corridors at only 40 minutes to Calgary. Great development opportunity for country residential acreages, industrial, highway commercial, etc. New water well on property. Access is via the road approach on RGE RD 261. Don't miss out and call today details!