

# **\$2,200,000 - Range Road 55, Rural Mountain View County**

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MLS® #A2177360

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Mountain View County, Alberta

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

### Essential Information

MLS® #	A2177360
Price	\$2,200,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Range Road 55
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0G 1X0

### Additional Information

Date Listed	November 4th, 2024
Days on Market	168
Zoning	AG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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