



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11 th Avenue
Beaverlodge, Alberta**

MLS # A2216635



\$525,000

Division:	NONE
Lot Size:	67.50 Acres
Lot Feat:	Cleared, Sloped Down, Views
By Town:	-
LLD:	-
Zoning:	R1
Water:	-
Sewer:	-
Utilities:	-

Are you seeking a prime location to develop residential properties? Look no further than 67.5 acres of development land in the thriving community of Beaverlodge. With a coveted South West view, urban zoning, and an outline plan for approximately 220 residential lots (with the next phase for 32 lots), this property is a developer's dream. Plans have already been approved but expired, and the plan application and engineering have been fully completed. The property is easily serviceable and boasts a nice slope from East to West, with convenient access off 8th and 11th Avenue. Beaverlodge is a self-sufficient community offering a variety of retail businesses, industrial hubs, recreation facilities, healthcare, good schools, seniors's center, and more. Just a 20-minute drive from Grande Prairie, this location offers the perfect combination of convenience and high-quality rural living. The seller of this property is a licensed realtor in Alberta. Don't miss out on this opportunity to create thriving, beautiful new residences in the heart of Beaverlodge.