



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Range road 11 264 Township  
Balzac, Alberta**

**MLS # A2238673**



**\$4,999,999**

**Division:** NONE

**Lot Size:** 40.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 23-26-1-W5

**Zoning:** AGH

**Water:** -

**Sewer:** -

**Utilities:** -

(APPROX 40 ACRES LAND TO BE SUBDIVIDED) Future development land within the WEST Balzac Area Structure Plan, spanning approximately 40 acres up to 160 acres are available to purchase, is now available. Ideally located off the BUSY Range Road 11 and Township Road 264, this property sits north of Goldwyn Development and south of Airdrie's thriving communities. Located right next to Airdrie's boundary line, it offers exceptional potential for future commercial and residential projects. This is a rare opportunity to acquire prime land in close proximity to well-established and rapidly developing areas. The seller is open to providing creative financing options with flexible terms and is willing to entertain offers at market value. Only serious, qualified buyers will be considered. The Property is located in Balzac (ROCKY VIEW COUNTY AB) Not Airdrie. All information should be independently verified. Any location references in the pictures and listing description are approximate and require confirmation for accuracy. Q NE Sec 23 TWP 26 Range 1 Meridian 5 & Rge 11 Rd