



**GRASSROOTS**

REALTY GROUP

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**CLT Anderson Subdivision  
Three Hills, Alberta**

**MLS # A2267534**



**\$650,000**

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**Division:** NONE

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**Lot Size:** 21.00 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Urban Reserve

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Exciting 21-acre parcel within the Town of Three Hills—an ideal opportunity to launch your own future residential development project. Perfectly situated within town limits and just minutes from schools, parks, and downtown amenities, this Urban Reserve zoned property offers excellent access and visibility for a phased build-out. The Town has completed an Area Structure Plan (ASP) outlining the preferred future zoning mix—predominantly low-density residential, complemented by open space and medium-density residential areas, providing flexibility for a range of housing types and layouts. Three Hills is a thriving, family-oriented community featuring modern schools (K–12 and Prairie College), a hospital and medical clinic, indoor arena, aquatic center, curling rink, tennis courts, ball diamonds, and a 9-hole golf course near by. Residents enjoy local restaurants, grocery store, pharmacies, specialty shops, and active community events—all contributing to a vibrant small-town lifestyle. This parcel checks all the boxes for an efficient, marketable development in a growth-minded community with small-town charm. Please do not access the property without an appointment.