



**GRASSROOTS**

REALTY GROUP

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**0 Broadway Avenue  
Blackfalds, Alberta**

**MLS # A2270186**



**\$2,500,000**

**Division:** Aurora

**Lot Size:** 53.75 Acres

**Lot Feat:** -

**By Town:** Blackfalds

**LLD:** 34-39-27-W4

**Zoning:** R-1L

**Water:** -

**Sewer:** -

**Utilities:** -

2 MILES NORTH OF RED DEER Sitting on the west side of Broadway Avenue (Range Road 272) between Highway 2 and Highway 2A, Aurora Heights SE-34 delivers 53.75 acres of residential development land with momentum already built in. Initial approvals are in place, site grading is underway, and the stormwater facility is both approved and under construction, with all Alberta Environment fees for wetland removal paid in full. The heavy lifting on regulatory groundwork is done. The Highway 2 and 2A corridor puts future residents minutes from town amenities with direct access to major routes north and south. Paired with the adjacent SW-35 parcel, this site offers a compelling opportunity to assemble a larger development position in one of the area's most accessible growth corridors. Development-ready land with approvals, infrastructure progress, and room to scale. TERMS AVAILABLE for Qualified Buyers...