



**GRASSROOTS**

REALTY GROUP

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**0 Broadway Avenue  
Blackfalds, Alberta**

**MLS # A2270192**



**\$3,900,000**

**Division:** Aurora

**Lot Size:** 40.51 Acres

**Lot Feat:** -

**By Town:** Blackfalds

**LLD:** 35-39-27-W4

**Zoning:** R-1L

**Water:** -

**Sewer:** -

**Utilities:** -

TWO MILES NORTH OF RED DEER Strategically positioned between Highway 2 and Highway 2A on Broadway Avenue (Range Road 272), Aurora Heights SW-35 offers 40.51 acres of shovel-ready residential development land. Significant groundwork is already behind you. The site comes with initial municipal approvals in place, full site clearing complete, rough grading across the entire quarter, and early underground servicing underway. Subdivision approval for Phase 2D has been granted, with design drawings completed. A planned lift station upgrade will unlock full buildout across Phase 2D, Phase 5B, and the broader development area, replacing the existing temporary station currently servicing those zones. TERMS AVAILABLE for Qualified Buyers... Location, approvals, and flexibility rarely align like this.