



GRASSROOTS

REALTY GROUP

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**88 Acres Range Road 281
Chestermere, Alberta**

MLS # A2280201



\$5,307,600

Division: East Chestermere

Lot Size: 88.00 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: RUR

Water: -

Sewer: -

Utilities: -

88 Acres in East Chestermere, South of Highway 1, Adjoining to Developer Owned Lands. East of Kinniburgh Estates and adjacent to CN Rail line. City Stormwater Master Plan indicates there may be a future City-approved stormwater system in this area, which may provide a very nice water feature for adjoining lands. East Chestermere is in active development with Centron Clearwater Park now well underway and development in East Acreages in planning stages. This may be your opportunity. The future looks bright with De Havilland Canada Aerospace headquarters and others coming to Wheatland County, Chestermere is ideally suited to meet all their needs. Future development potential, with residential subdivision of Kinniburgh located to the west and recently amended Chestermere Municipal Development Plan is showing a variety of development options for this area. Adjoining land parcels are now sold, this is the last parcel. No ASP currently but neighboring landowners are considering. Chestermere Health Centre and elementary school in the neighboring Kinniburgh community, Chestermere High School to the east on Highway 671. Access by appointment only.