

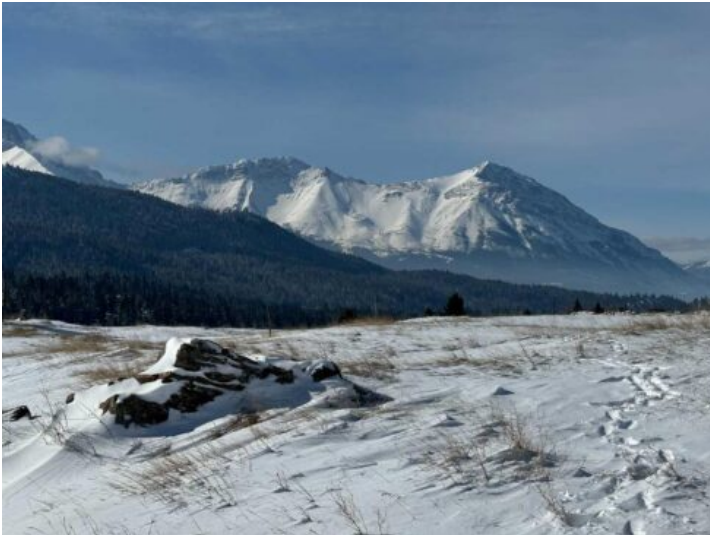


GRASSROOTS
REALTY GROUP

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**From 17 Ave to 20 Ave
Coleman, Alberta**

MLS # A2287970



\$399,000

Division: NONE

Lot Size: 14.53 Acres

Lot Feat: -

By Town: -

LLD: 8-8-4-W5

Zoning: non-urban

Water: -

Sewer: -

Utilities: -

14.5 acres of land in Coleman, Crowsnest Pass. Excellent opportunity to acquire a promising piece of development land. Close to services. Zoning includes multiple residential, as well as, commercial. Several subdivision possibilities subject to municipal approval. This offers the possibility of multiple different uses. Legal description straddles two quarters in 5;4;8;8;NW and 5;4;8;8;NE. There is one title, but two linc numbers. Municipal address not assigned. This listing involves multiple parcels of land in West Coleman area, as well as along the highway. Beautiful mountain views and south exposure for maximum sun.