



**GRASSROOTS**

REALTY GROUP

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pt: SW-3-73-6-W6 RGE RD 63  
Clairmont, Alberta

MLS # A2291211

**\$1,295,000**



Division: NONE

Lot Size: 10.00 Acres

Lot Feat: -

By Town: -

LLD: 3-73-6-W6

Zoning: RM-2

Water: -

Sewer: -

Utilities: -

This subdivision &ndash; at just the right time! With the new HWY 43X traffic circle now fully operational and moving heavy traffic quickly, this strategically located subdivision puts you exactly where you need to be. Enjoy quick, efficient access to 43X via Range Road 63 (116 Street) by heading south, or head east to Emerson Trail&mdash;passenger vehicles enjoy unparalleled access to both popular truck routes in five minutes or less. You get the visibility of a high-traffic corridor without the frustration of city congestion. Traffic flows, routes are easy to access, and time is saved. With Clairmont just minutes away, fuel stops are also quick and convenient, whether arriving late at night or heading out early in the morning. This 10 acre parcel is already approved, with additional lots coming soon&mdash;so if 10 acres works, but you'd like a second lot too for even more space, explore that opportunity here. This parcel is ready for title. 4-5 weeks for title. Call your agent to learn more.