



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

134 8 Avenue SE
High River, Alberta

MLS # A2314207



SE, HIGH RIVER, AB

DETAILS

Roll Number
1138000
Legal Address

 COMMUNITY
City
High River
Community
Southwest Central

\$209,000

Division: Southwest Central High River

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: TND

Water: -

Sewer: -

Utilities: -

Build your next investment or dream project in the heart of High River! This vacant residential lot is located in the desirable Southwest Central area, close to the downtown core, and carries a TND (Traditional Neighbourhood District) zoning designation — a unique planning concept designed to encourage walkable, pedestrian-friendly, and closely connected communities. Enjoy the convenience of being within walking distance to the Central Business District, George Lane Memorial Park, local services, restaurants, shops, and everyday amenities. This central location offers excellent lifestyle appeal for future residents and strong long-term investment potential. With its flexible development possibilities, this property presents a great opportunity to build a revenue-generating property such as a side-by-side duplex or other compatible residential development permitted under the TND zoning guidelines. Priced well and full of potential — don't miss this opportunity in one of High River's most walkable and sought-after neighbourhoods. Call your favourite Realtor[®] today for more information!