



GRASSROOTS
REALTY GROUP

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**4602 34 Street
Lacombe, Alberta**

MLS # A2316586



\$950,000

Division: Metcalf Ridge

Lot Size: 10.00 Acres

Lot Feat: Level, Open Lot, Private, Square Shaped Lot

By Town: -

LLD: -

Zoning: R2

Water: -

Sewer: -

Utilities: -

Prime residential land on Highway 12 on the south east side of the growing City of Lacombe suitable for development to build new homes. Lacombe, Alberta, located just north of Red Deer, is a charming city known for its rich agricultural heritage, well-preserved Edwardian architecture, and vibrant small-town charm. Finish the development and sell the lots or if you ambitious develop and build out yourself. Subdivision Potential Located on South East end of Lacombe. A natural extension to existing residential subdivision Metcalf Ridge. 16 duplex lots are slotted for phase 1 and only need shallow services to be shovel ready (and of course appropriate approvals from the City of Lacombe). Water, sewer and road are already in place). Phase two is roughly 8 acres and has a mixture of townhouse, duplex and single-family lots envisioned with an additional 18 Single family lots, 12 townhouse lots, and 8 more duplex lots. But it is not cast in stone. You have the option to redesign how and what type of lot configuration or density you want. A large part of the heavy lifting has been done, engineering, Traffic Impact Assessment (TIA), surveying, outline planning, decision letter from the subdivision authorities.