



GRASSROOTS
REALTY GROUP

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**3300 George Freeman Trail
Strathmore, Alberta**

MLS # A2330030



\$7,248,000

Division: NONE

Lot Size: 120.14 Acres

Lot Feat: -

By Town: Strathmore

LLD: 24-24-25-W4

Zoning: GA

Water: Dugout, None

Sewer: None

Utilities: None

An exceptional opportunity to secure approximately 120 acres of prime development land positioned within Strathmore's future growth area. Currently zoned Agricultural, the property is identified within the applicable Area Structure Plan for future residential development, with potential for a future commercial and residential concept through an ASP amendment and the required approval process. This substantial landholding offers strong long-term potential for developers, investors and landholders looking to participate in Strathmore's continued expansion. Its size, location and development potential make it a compelling opportunity for a thoughtfully planned residential and commercial project. A rare chance to acquire a significant parcel of land in a strategic growth corridor. All future uses, subdivision, rezoning, servicing and development are subject to applicable approvals.