



GRASSROOTS
REALTY GROUP

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4403B 67A Avenue
Olds, Alberta

MLS # A2344367



\$950,000

Division: NONE

Lot Size: 2.23 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R3

Water: -

Sewer: -

Utilities: -

Prime multi-family residential development opportunity in the stable, growing central Alberta community of Olds. This 2.23-acre serviced bare land parcel is cleared, level, and completely shovel-ready. Featuring a desirable R3 Medium Density Residential zoning, the site supports a variety of build options, including low-rise apartments, townhouses, stacked units, or seniors independent living. Highly strategic location directly adjacent to the Cornerstone Shopping Centre commercial anchor and within easy walking distance to local pathways and sports fields. All essential utilities (water, sanitary, storm drainage, natural gas, power, and telecom) are already at the lot line, meaning no infrastructure costs to carry. A full 59-sheet professional drawing package for an apartment-style building is available to qualified purchasers, offering a significant design head start. With a critically low rental vacancy rate of 0.6% and consistent 3% population growth, this property is perfectly positioned to meet intense local housing demand.