



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Plan 9310909 Block 206 Lot 1A
Raymond, Alberta

MLS # A2347973



\$897,900

Division: NONE

Lot Size: 14.03 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Urban Fringe

Water: -

Sewer: -

Utilities: -

DEVELOPMENT OPPORTUNITY & 14.03 ACRES NEAR RAYMOND! An excellent opportunity to acquire a well-located parcel just outside the Town of Raymond limits in the county of Warner. This 14.02-acre property offers exciting potential for an acreage development, with the possibility of creating 4 3.5-acre parcels or 5 2.8-acre parcels. A significant added benefit is that the property has irrigation rights along with access to a pressurized irrigation main line. The property also features a seasonal canal/creek running along the south boundary, adding a natural element and attractive separation along that side of the parcel. Currently designated Urban Fringe & UF, the property is ideally positioned for an investor or developer looking for a manageable rural subdivision project close to town. At the asking price of \$897,900, the raw-land acquisition cost works out to approximately \$179,580 per proposed lot on a 5-lot concept, or approximately \$224,475 per proposed lot on a 4-lot concept. With Raymond only minutes away and services nearby, this is a unique opportunity to secure a sizeable development parcel in a desirable Southern Alberta location.