



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**280156 Township Road 241A  
Chestermere, Alberta**

**MLS # A2193950**



**\$1,875,000**

**Division:** East Chestermere

**Lot Size:** 15.50 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 12-24-28-W11

**Zoning:** LLR

**Water:** -

**Sewer:** -

**Utilities:** -

East Chestermere is experiencing significant growth, making it an excellent opportunity for investors and developers. Located just a few kilometers from Chestermere Lake, this 15.5-acre parcel offers significant potential for subdivision into one-acre lots or high-density residential development. As the fastest-growing community in Alberta, Chestermere is a highly desirable location, just 20 minutes from Calgary. The flat land provides a strong foundation for building a new community. With the City's Municipal Development Plan currently being updated, now is the perfect time to invest. Primarily land value, but there is a house in disrepair, water well and septic all sold as is. See supplements for the UMP plan.