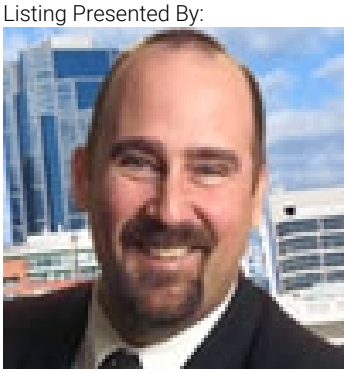


2426 Township Road 244 Strathmore Alberta

$3,500,000

Exceptional opportunity to acquire approximately 140 acres of prime development land annexed into the Town of Strathmore and within the Town of Strathmore's Municipal Development Plan (MDP) boundary. This generational family parcel is now being offered for sale, presenting a rare chance to secure a significant land holding positioned for future residential community development.Located north of the Strathmore Rodeo Grounds at the corner of Wheatland Trail and Township Road 244, the property offers excellent access to major transportation routes and logical extensions of municipal servicing. Strathmore, located just 55 km east of Calgary, continues to experience steady growth as part of the broader metropolitan region.The lands are designated in the MDP for residential and neighbourhood commercial uses, aligning with the Town's long-term growth vision. A separate 20-acre parcel (Plan 9912741), designated for institutional use (such as a church), has previously been subdivided from the quarter section and is not included in this offering.To achieve the highest and best use, a future owner would advance the lands through the Town's established development process, including servicing and environmental studies, followed by the preparation of an Area Structure Plan and Land Use Bylaw amendment. This creates a clear and structured path toward subdivision, development agreements, and construction.To support a well-informed transition, the seller has engaged Arcadis Professional Services (Canada) Inc. as an advisor. Their multidisciplinary team brings extensive experience in planning, engineering, and environmental services, with direct knowledge of Strathmore's development framework.This is a rare opportunity to acquire a strategically located land parcel with strong long-term development potential in a growing community. (id:6769)

Listing Presented By:



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