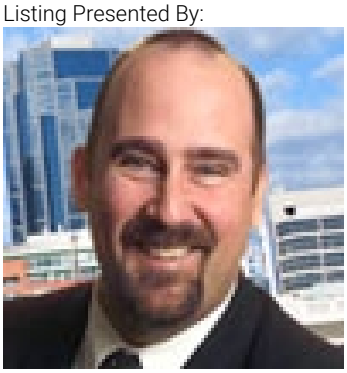


344 Parkview Estates Strathmore Alberta

$374,900

RARE SERVICED VACANT R2 LOT WITH LANE ACCESS - FLEXIBLE BUILD OPPORTUNITY IN STRATHMOREOpportunities like this are becoming increasingly difficult to find. This oversized R2-zoned residential lot measures approximately 15.24 m x 36.92 m (50 ft x 121 ft), offering over 6,000 sq. ft. of development potential in one of Alberta's fastest-growing communities.What makes this property truly unique is its exceptional access, with laneways bordering both the rear and one side of the lot. This configuration provides excellent site design flexibility, convenient vehicle access, and attractive development possibilities for builders, investors, developers and owner-occupants. The property is currently registered under a single title and subdivision may be possible, subject to municipal approvals and applicable regulations.Unlike many newly developed subdivision lots, this fully serviced vacant parcel is privately owned in an established community with close proximity to greenspace and parks, and offers exceptional flexibility. There are no known builder restrictions, mandatory development contracts, architectural controls, or construction timelines imposed by a developer. Purchase today and build when you're ready, choose your own builder, design your own project, and develop according to your own schedule, subject to municipal approvals. This rare combination of flexibility, servicing, and development potential is becoming increasingly difficult to find in today's market.Strathmore continues to experience strong growth as a vibrant and family-friendly community located just east of Calgary. Residents enjoy excellent schools, recreation facilities, shopping, healthcare and hospital services, and quick access to Highway 1. Adding to the area's long-term growth outlook is the nearby De Havilland Field aerospace development in Wheatland County. This vacant, fully-serviced R2 lot...

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

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