

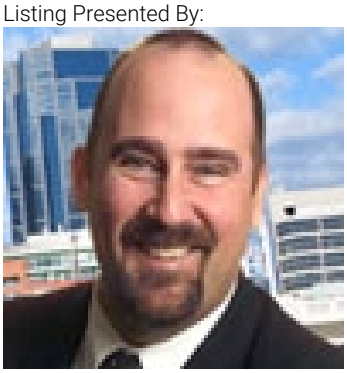
354096 48 Street Okotoks Alberta

$1,248,888

INVESTMENT OPPORTUNITY - 5 Acres of Prime Development Land Within Okotoks Town Boundaries! Strategically located along the 48 ST in the Town of Okotoks, this exceptional parcel offers outstanding exposure, elevated topography, and sweeping mountain views. The property falls within an Area that with approval could support commercial and light industrial uses, making it a rare opportunity for investors, developers, and land bankers seeking long-term upside in one of Alberta's fastest-growing communities.Currently zoned ALH (Agricultural & Land Holdings District), the property offers immediate utility while future development plans evolve. The fully renovated bungalow provides over 1990 sq. ft. of developed living space, featuring 3 bedrooms, 2 bathrooms, quartz countertops, stainless steel appliances, upgraded flooring, multiple living areas, covered outdoor spaces, and stunning views. This creates excellent holding income or owner-occupancy potential while protecting future development value.The usable acreage provides flexibility for a variety of interim uses, including equipment storage, RV storage, and other potential commercial applications, subject to municipal approvals. Surrounded by established residential communities, schools, recreation amenities, golf, and commercial services, this high-profile parcel combines present-day residential enjoyment with significant future development potential. Large land holdings within Okotoks are becoming increasingly scarce, making this a compelling hold-and-develop opportunity with exceptional long-term investment value. (id:6769)

4pc Bathroom 4.92 Ft x 9.83 Ft
Bedroom 11.75 Ft x 11.83 Ft
Bedroom 11.83 Ft x 10.50 Ft
Family room 16.17 Ft x 15.75 Ft
Laundry room 5.00 Ft x 7.58 Ft
Other 6.58 Ft x 5.83 Ft
2pc Bathroom 5.08 Ft x 5.00 Ft
4pc Bathroom 10.58 Ft x 13.42 Ft
Dining room 9.25 Ft x 13.33 Ft
Kitchen 13.83 Ft x 16.67 Ft
Living room 16.58 Ft x 15.83 Ft
Primary Bedroom 15.00 Ft x 13.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca