



## A51069 Hwy 814 Beaumont AB

\$9,000,000

81 Acres. DEVELOPMENT LAND IN THE HIGHLY DESIRABLE AREA IN THE CITY OF BEAUMONT. AREA STRUCTURE PLAN IS APPROVED. 156 ACRES ABUTTING ON 50 ST HAS COMMERCIAL AND RESIDENTIAL ZONING IN THE ASP. THE OWNER COMPLETED NUMEROUS STUDIES IN PREPARATION TO APPLY TO REZONE THE LAND. THESE STUDIES ARE AVAILABLE TO THE PURCHASER. IRVING CREEK TO THE NORTH, AND A LICENSED WATERWAY ON THE PROPERTY. 50TH STREET (HWY 814) IS A NEW 4 LANE HWY. LAND CAN BE SOLD SEPARATELY OR WITH THE 156 ACRES TO THE WEST 4-24-51-1-NW. GST MAY BE APPLICABLE. LAND TO THE SOUTH HAS NSP. LAND TO THE SOUTH HAS HOUSING AND COMMERCIAL DEVELOPMENT BUILT AND BEING BUILT. THERE IS WATER AND SEWER ON 50 ST. TO ACCESS MAPS AND DOCUMENTS RELATED TO THE ASP AND NSP, YOU WILL FIND IT AT: [www.beaumont.ab.ca/676/Le-Reve](http://www.beaumont.ab.ca/676/Le-Reve)

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Homes & Gardens Real Estate  
Limited

[dnord@shaw.ca](mailto:dnord@shaw.ca)

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)