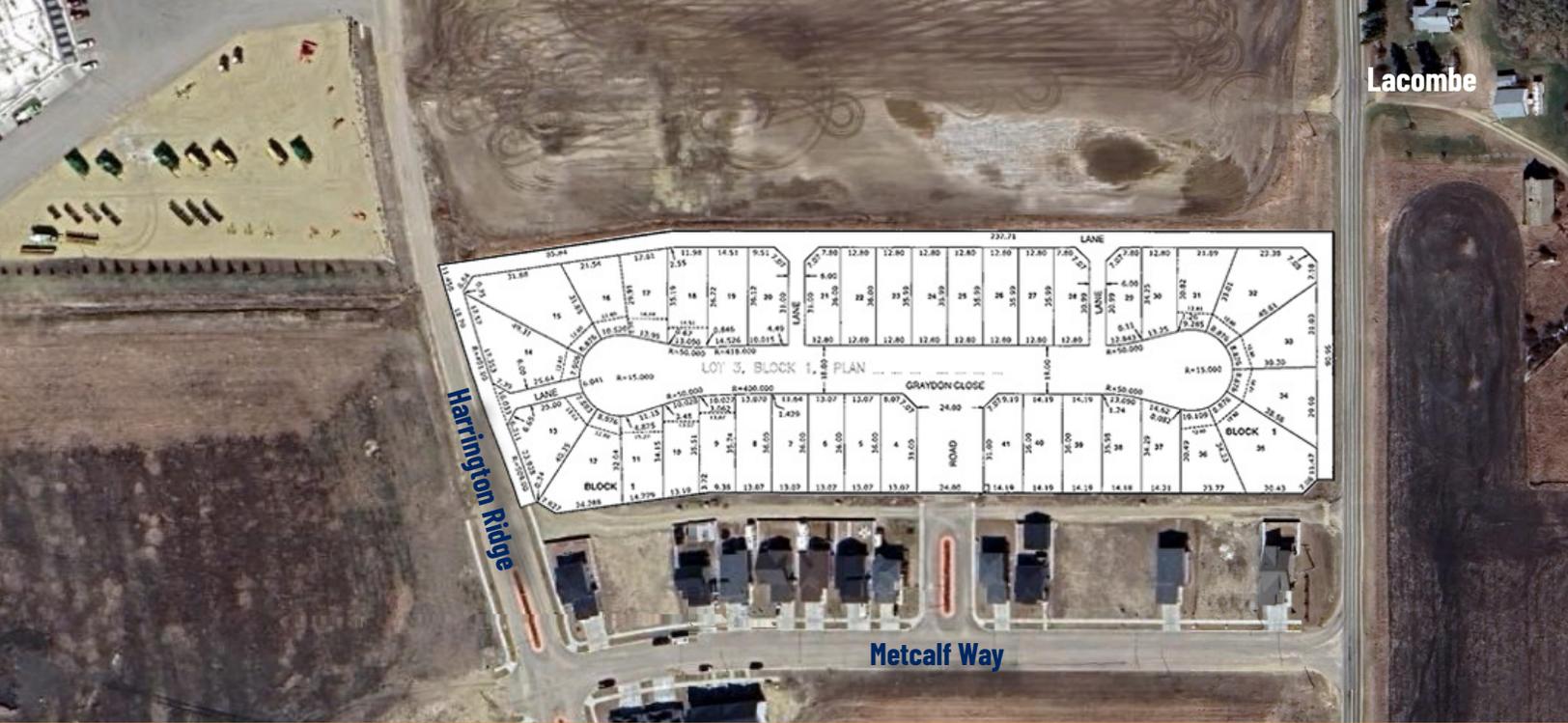


FOR SALE

R1 DEVELOPMENT LAND
LACOMBE, AB



PRICE REDUCED



Lacombe

About the Property

This 7.31-acre parcel, proposed to be subdivided from a 62.66-acre holding, is located on Grayson Close in Lacombe's newest residential area. Zoned R1 - Residential Detached District, the land is preliminarily designed for 35 lots, predominantly 42 feet wide—well suited for entry-level to mid-market homes. Utilities are stubbed in at Metcalf Way, streamlining the development process.

Positioned just south of Highway 12, the site offers convenient access to amenities such as Wendy's, Petro Canada, Blindman Brewing, and Pentagon Farm Centre. Lacombe is a growing central Alberta city, located 25 km north of Red Deer and 125 km south of Edmonton, with a 2024 population of 14,588 and an annual growth rate of 1.86%.

This is a well-located residential development opportunity in a community with sustained growth and strong infrastructure connections.

NEW SALE PRICE
\$731,000
 (\$100,000/acre)

LEGAL DESCRIPTION

4;26;40;20;NE

SITE SIZE

7.31 Acres approx.

PLANNING DOCUMENTS

South East Area Structure Plan
 Metcalf Ridge Outline Plan

SUBDIVISION OPTION

35 Single Family R1 Lots (42' wide)

ZONING

R1 - Residential Detached District

LOCATION

Lacombe

POSSESSION

Negotiable



Lacombe



HIGHWAY 2A



HARRINGTON RIDGE

34TH STREET

METCALF WAY

HIGHWAY 12



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