

FOR SALE

R2 DEVELOPMENT LAND
LACOMBE, AB

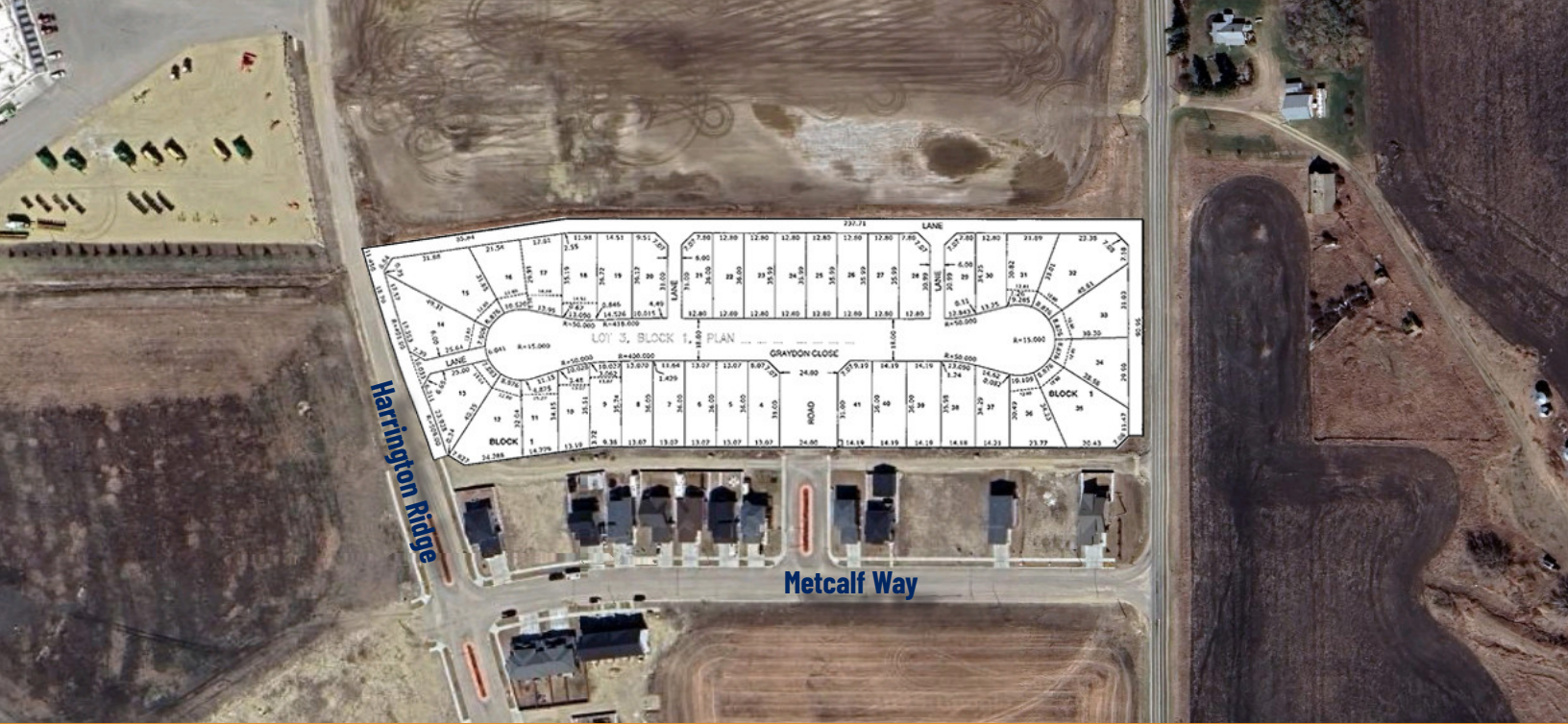
PRICE REDUCED



SALOMONS
COMMERCIAL

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About the Property

This 7.31-acre parcel, proposed to be subdivided from a 62.66-acre holding, presents a strong residential development opportunity in Lacombe's newest residential area. Recently rezoned to R2 - Residential Medium Density District, the property offers increased residential development flexibility, with a tentative legal plan illustrating the potential for approximately 50 half-duplex lots, or up to 100 residential units, subject to final subdivision and municipal approvals.

Utilities are stubbed in at Metcalf Way, helping streamline future development. Located just south of Highway 12 on Grayson Close, the site offers convenient access to nearby amenities and major routes. Lacombe is a growing central Alberta community located 25 km north of Red Deer and 125 km south of Edmonton, with a 2024 population of 14,588.

With its new R2 zoning, utility connections, and potential for increased residential density, this property offers an attractive development opportunity in a growing Lacombe community.

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

LEGAL DESCRIPTION

4;26;40;20;NE

SITE SIZE

7.311 Acres Approx.

PLANNING DOCUMENTS

South East Area Structure Plan
 Metcalf Ridge Outline Plan

SUBDIVISION OPTION

35 Single Family R1 Lots (42' wide)

ZONING

R2 - Residential and Semi-Detached District

LOCATION

Lacombe

POSSESSION

Negotiable

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