

**11 th Avenue  
Beaverlodge, Alberta**

**MLS # A2216635**



**\$525,000**

**Division:** NONE

**Lot Size:** 67.50 Acres

**Lot Feat:** Cleared, Sloped Down, Views

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

Are you seeking a prime location to develop residential properties? Look no further than 67.5 acres of development land in the thriving community of Beaverlodge. With a coveted South West view, urban zoning, and an outline plan for approximately 220 residential lots (with the next phase for 32 lots), this property is a developer's dream. Plans have already been approved but expired, and the plan application and engineering have been fully completed. The property is easily serviceable and boasts a nice slope from East to West, with convenient access off 8th and 11th Avenue. Beaverlodge is a self-sufficient community offering a variety of retail businesses, industrial hubs, recreation facilities, healthcare, good schools, seniors' center, and more. Just a 20-minute drive from Grande Prairie, this location offers the perfect combination of convenience and high-quality rural living. The seller of this property is a licensed realtor in Alberta. Don't miss out on this opportunity to create thriving, beautiful new residences in the heart of Beaverlodge.