

\$1,500,000 - On 62 Street, Rocky Mountain House

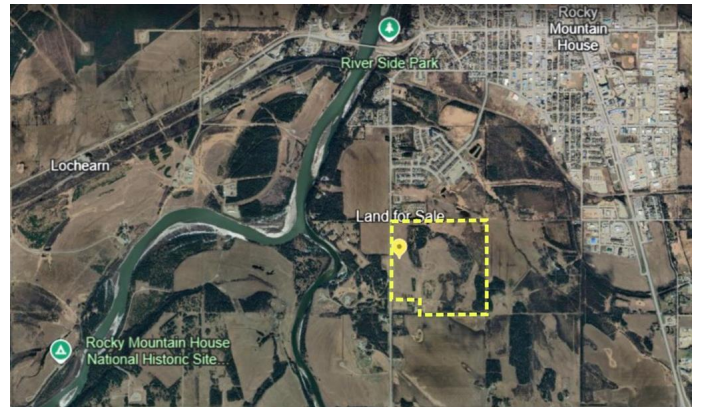
MLS® #A2188558

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land on 151.82 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Unlock the Potential of Prime Development Land in Rocky Mountain House. Discover a rare opportunity to invest in a pristine 151-acre parcel nestled in the heart of Rocky Mountain House. This exceptional property offers the perfect blend of mature forest and productive farmland, making it an outstanding investment for developers or those seeking a private estate. It provides a unique combination of convenience and privacy, with multiple premium building sites, some offering stunning mountain views. Key Features include Prime Location: Located centrally in Rocky Mountain House, the property is approximately 200 meters from connecting to town services, ensuring easy access to existing infrastructure. The land is conveniently situated within the town but remains secluded, offering peace and privacy. Natural Beauty & Versatility: The highland boasts excellent drainage, several mature timber stands, and a variety of scenic open landscapes. This versatile property is ideal for creating a private retreat, estate lots, or a nature-focused community. It perfectly balances privacy, natural beauty, and long-term investment potential. Development Potential: This land is primed for future development, with a plan for the area to be transformed into hundreds of residential lots. The land's natural grading allows most of it to gravity flow toward existing municipal water and sewer systems, making development cost-effective and ready to



proceed almost immediately. Investment Value: A fantastic long-term investment, this property offers immense potential for developers looking to capitalize on the growing demand for residential lots. With its combination of natural beauty, prime location, and access to town services, itâ€™s an opportunity not to be missed.

Essential Information

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|-----------|-----------------|
| MLS® # | A2188558 |
| Price | \$1,500,000 |
| Bathrooms | 0.00 |
| Acres | 151.82 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

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|-------------|----------------------|
| Address | On 62 Street |
| Subdivision | Rocky Mtn House |
| City | Rocky Mountain House |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T4T 0A1 |

Additional Information

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|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 97 |
| Zoning | FD |

Listing Details

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| Listing Office | CIR Realty |
|----------------|------------|

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