

# \$7,820,000 - 64 Street Ne Coal Trail Nw, High River

MLS® #A2100393

**\$7,820,000**

0 Bedroom, 0.00 Bathroom,  
Land on 92.00 Acres

Highwood Village, High River, Alberta

92 ACRES OF LAND FOR DEVELOPMENT  
IN THE NORTHWEST CORNER OF HIGH  
RIVER / NEXT TO HWY 549 (498 AVENUE)  
HWY 2 / HWY 2A / 10 MINUTES TO  
OKOTOKS / 20 MINUTES TO SOUTH  
CALGARY / APPROVALS THAT ARE IN  
PLACE AS FOLLOWS A.S.P. (AREA  
STRUCTURE PLAN) / F.S.P. (FUNCTIONAL  
STUDY PLAN) C.S.A. (COST SHARING  
AGREEMENT / WITH NEIGHBOURHOOD  
OUTLINE PLAN ESTABLISHED / PRICED AT  
\$85,000 PER ACRE / GREAT LAND TO  
DEVELOP with HIGHEST ELEVATION IN  
THE TOWN OF HIGH RIVER / THIS LAND  
HAS NEVER FLOOD / TERMS MAY BE  
AVAILABLE / MORE INFORMATION  
AVAILABLE ON REQUEST

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2100393         |
| Price     | \$7,820,000      |
| Bathrooms | 0.00             |
| Acres     | 92.00            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 64 Street Ne Coal Trail Nw |
| Subdivision | Highwood Village           |



|             |                  |
|-------------|------------------|
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 0E2          |

**Amenities**

|            |             |
|------------|-------------|
| Waterfront | See Remarks |
|------------|-------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2024 |
| Days on Market | 483               |
| Zoning         | CR-1              |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.