

\$2,150,000 - 0 Nw9-33-5w5, Sundre

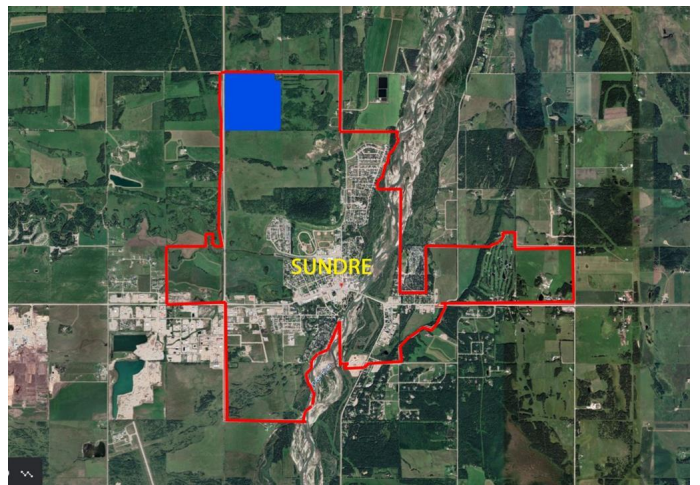
MLS® #A2184656

\$2,150,000

0 Bedroom, 0.00 Bathroom,
Land on 151.44 Acres

NONE, Sundre, Alberta

Discover the untouched beauty of Sundre, a thriving small-town community with endless potential for developers, builders, and investors. This picturesque quarter section is part of the proposed Sundre Hills Area Structure Plan and offers the opportunity to be an integral part of the vision for this rural Alberta area. Sundre is ripe with potential, with a diverse economy that spreads across numerous sectors: Agriculture: Sundre's fertile lands allow farmers to produce a variety of crops, including grains, vegetables, and fruits. The rich soil and favourable climate make Sundre an ideal location for agricultural ventures. Forestry: Nestled amidst stunning forests, the abundance of timber resources provides endless possibilities for sustainable logging and lumber production. Oil & Gas: Sundre sits atop a wealth of natural resources, including oil and gas reserves. The energy sector has played a significant role in the town's economic growth and has expanding opportunities for exploration and development. Aggregate: Sundre is also known for its abundant aggregate resources. The extraction and processing of sand, gravel, and other aggregates contribute significantly to the local economy with strong demand for these essential materials. Health Services: Sundre is equipped with modern healthcare facilities, making it a hub for health services in the region. The demand for quality healthcare continues to grow, and the Town is proactively planning to meet the future needs of residents



for the local and surrounding areas. Tourism: Sundre's breathtaking beauty and proximity to nature make it a popular tourist destination. Outdoor enthusiasts flock to the area for activities like golfing, cycling, hiking, fishing, canoeing, kayaking, camping, equestrian, OHV trails, cross country skiing and wildlife watching. Don't miss out on this 151.44-acre ground floor opportunity to be a part of the future. (Westerly 80 acres is designated for commercial zoning in the ASP and Draft Municipal Development Plan and is available for purchase separately, pending subdivision approval from the Town. Reference A2184657)

Essential Information

MLS® #	A2184656
Price	\$2,150,000
Bathrooms	0.00
Acres	151.44
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	0 Nw9-33-5w5
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Additional Information

Date Listed	January 2nd, 2025
Days on Market	191
Zoning	Urban Reserve

Listing Details

Listing Office

Coldwell Banker Vision Realty

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.