

# \$4,300,000 - 0 Broadway Avenue, Blackfalds

MLS® #A2126837

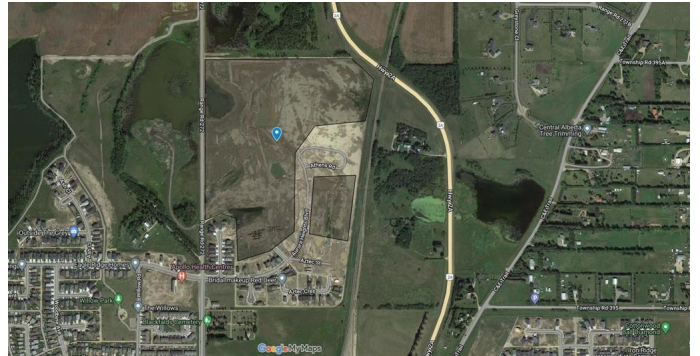
**\$4,300,000**

0 Bedroom, 0.00 Bathroom,  
Land on 47.24 Acres

Aurora, Blackfalds, Alberta

Take a little, take a lot. Aurora Heights SW-35 consists of 47.24 +/- acres of residential development lands sitting on the east side of Broadway Avenue (Range Road 272). There are many of the initial approvals, clearing, and grading work being completed for a residential community. The lands are located between Highway 2 and Highway 2A, the access to the highways and the town makes these lands perfectly situated for ease of access to all amenities. Seller is willing to subdivide off a portion in order to create your ideal development, this could allow for you to invest your capital in phases coinciding with your sales.

This quarter has a lot of improvements including the initial approvals, clearing the site, rough grading of the entire quarter, some underground servicing, subdivision approval of phases 2D and design drawings of the same. Plans to upgrade a temporary lift station which is currently servicing the existing development plus some portions of Phase 4, Phase 2D and the new area Phase 5B. The upgrade will allow full development of these areas. This parcel currently include Phase 4 as part of the package.



## Essential Information

MLS® #	A2126837
Price	\$4,300,000

Bathrooms	0.00
Acres	47.24
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	0 Broadway Avenue
Subdivision	Aurora
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

### **Additional Information**

Date Listed	April 26th, 2024
Days on Market	343
Zoning	Residential

### **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.