

**Along Baynes Avenue
Suffield, Alberta****MLS # A2246702****\$176,000****Division:** NONE**Lot Size:** 2.57 Acres**Lot Feat:** -**By Town:** -**LLD:** 34-14-9-W4**Zoning:** HR, Hamlet Residential**Water:** -**Sewer:** -**Utilities:** -

Development Opportunity in Suffield, Alberta – 32 Lots / 2.57 Acres! Discover an opportunity in the community of Suffield, Alberta! This 2.57-acre property consists of 32 individual lots, offering many development possibilities. Whether you're looking to build single-family home, multi-family units, or even explore small acreage options and raising chickens, this versatile zoning allows for it! Conveniently located just 20 minutes from Medicine Hat, this property provides a peaceful rural setting with easy access to city amenities. Nearby, the charming community of Ralston offers schools, recreational facilities, and other essential services, making this an ideal location. It is the responsibility of the landowner to connect to the county water/sewer line and other utilities.