

## 410 Frederick Avenue Standard, Alberta

**MLS # A2269712**



# \$34,999

**Division:** NONE

**Lot Size:** 0.20 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1

**Water:** -

**Sewer:** -

**Utilities:** -

Exciting Development Opportunity in the Village of Standard! This is a fantastic investment for future growth&mdash;serviced lots with all utilities (sewer, water, electricity, and gas) already in place. Lot dimensions of 86 ft wide by 99.9 ft deep. The subdivision features paved sidewalks and street lighting, making it ready for development. Located just 25 minutes from Strathmore and close to local amenities, including a K&ndash;12 school and shopping. Building Guidelines: Construction must begin within one year of purchase, reach lock-up stage by year two, and be completed within three years.