

**421 RAILWAY  
Cheadle, Alberta****MLS # A2280846****\$248,000****Division:** NONE**Lot Size:** 1.00 Acre**Lot Feat:** -**By Town:** -**LLD:** 3-24-26-W4**Zoning:** 110**Water:** Well**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

ONE FULL ACRE WITH SOUTH WALKOUT LOT FOR SALE. R-1 RESIDENTIAL ZONING. 110FT X 400 FT. BUILD YOUR LARGE DREAM HOME AND ENJOY COUNTRY STYLE LIVING IN THE PEACEFUL HAMLET OF CHEADLE, ALBERTA, T1P 0X8. ONLY MINUTES EAST OF CALGARY AND CHESTERMERE. LARGE 43560 SQFT SOUTH WALKOUT LOT ON A QUIET PAVED STREET. 33.7 METER FRONTAGE. 121 METER DEPTH. VERY LITTLE TRAFFIC. DRILLED WATER WELL ON REAR OF PROPERTY. ELECTRICITY AND GAS AT PROPERTY LINE. LOT HAS BEEN PARTIALLY EXCAVATED AND SOIL REMOVED. NEEDS FILLING WITH COMPACTABLE SOIL. LOTS OF NEW CONSTRUCTION IN AREA WITH NEW DEHAVILAND MANUFACTURING AND AIRFIELD, SO PROPER NATURAL FILL SHOULD BE EASILY AVAILABLE AT MINIMAL COST! PERMITTED USE FOR RESIDENTIAL HOME / ACCESSORY RES BUILDING / MANUFACTURED HOME / DETACHED DWELLING / ETC. NO BUILDING COMMITMENT. ONLY 20 MINS EAST FROM CALGARY, TRANS CANADA EAST, PAST CHESTERMERE TO HWY 24 SOUTH. TURN SOUTH GO 3KM TO CHEADLE AND TURN RIGHT ONTO OLD RAILWAY AVENUE. 421 RAILWAY AVENUE CHEADLE ALBERTA T1P0X8