

**4400 Township Road 244  
Strathmore, Alberta****MLS # A2090635****\$10,999,900****Division:** NONE**Lot Size:** 140.25 Acres**Lot Feat:** -**By Town:** -**LLD:** 27-24-25-W4**Zoning:** GA**Water:** -**Sewer:** -**Utilities:** -

Solid property for a developer! 140.25 +/- ACRES OF DEVELOPMENTAL LAND on the Northern Edge of the Town of Strathmore! Known as North Hill Heights, this area is IDEAL FOR RESIDENTIAL DEVELOPMENT. Please refer to the supplements for the Area Structure Plan and Lot Layout. With all the Strathmore amenities nearby, this makes for an amazing location for residential development. GST due diligence is required.