

# \$1,279,000 - 48 Street 53 Avenue, Benalto

MLS® #A2112431

**\$1,279,000**

0 Bedroom, 0.00 Bathroom,  
Land on 31.47 Acres

NONE, Benalto, Alberta

Residential Development Opportunity close to Sylvan Lake and Red Deer, and also close to the new Benalto interchange on new 'twinning' lane Highway 11. 9 estate lots and 2 residential lots are approved for subdivision in Phase 1, and another 18 estate lots and 2 residential lots have been reviewed and conform to Red Deer County and Benalto Area Structure Plans in Phase 2. A further 45 residential lots have been reviewed in Phase 3 & 4. Parcel is adjacent to Benalto town services including water, sewer, power, natural gas, and street access. 76 lots in 4 Phases.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2112431         |
| Price     | \$1,279,000      |
| Bathrooms | 0.00             |
| Acres     | 31.47            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 48 Street 53 Avenue |
| Subdivision | NONE                |
| City        | Benalto             |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T0M 0H0             |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2024 |
| Days on Market | 525             |
| Zoning         | AG              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.