

MLS# A2343479

151.44 acres of development potential

Highway 22 (Cowboy Trail) / Sundre, Alberta



Small-town beauty. A larger opportunity.

Sundre combines a diverse rural economy with the natural beauty of Alberta's West Country. This 151.44-acre quarter section offers developers, builders and investors a place in the proposed Sundre Hills vision, with an 80-acre commercial concept and room for a broader community.



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Sundre's land and opportunity

151.44 acres at Highway 22 and Township Road 332

Property particulars

Legal description: NW9-33-5W5

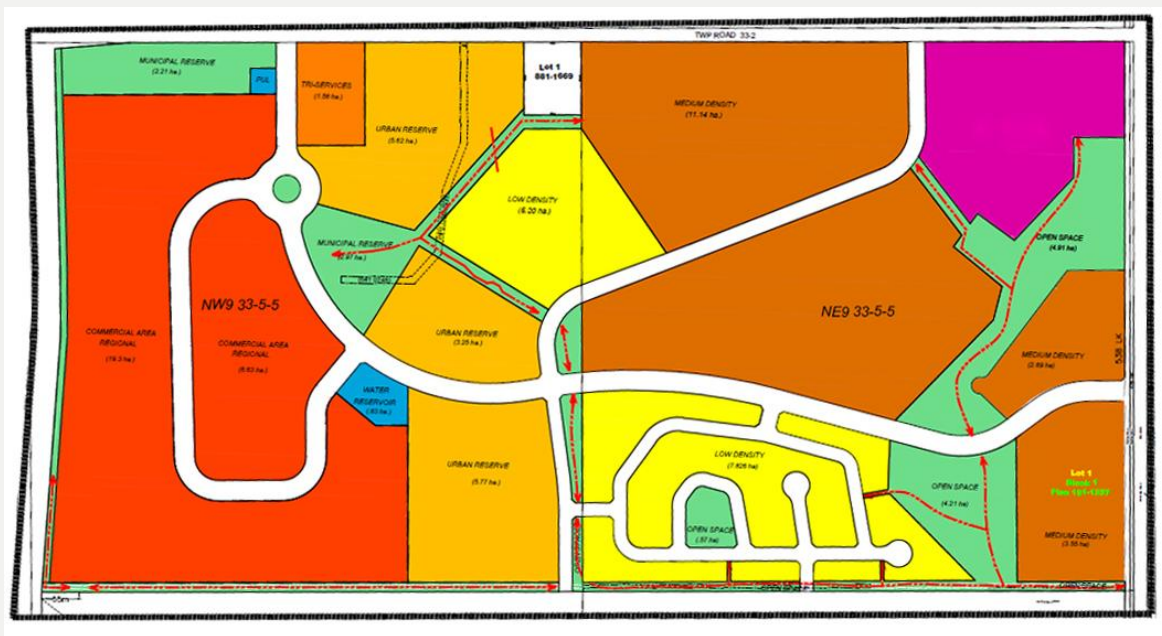
Area: 151.44 acres, fee simple

Current zoning: Urban Reserve

Frontage and access

SE corner: Hwy 22 / Twp Rd 332. Approximately 0.8 km of highway frontage, plus municipal road frontage. Paved access and fenced land.

Within Town boundaries, this quarter and the adjoining NE quarter offer elevated land and mountain views. Sundre combines a rural setting with regional industry and health services.



Draft Sundre Hills land-use concept

Agriculture, forestry, oil and gas, and aggregate production underpin Sundre's economy. The broader draft ASP covers about 321 acres, including land beyond this offering. These concept plans show future possibilities, not an approved or surveyed subdivision.

The 80-acre commercial potential

The 80-acre option

The westerly portion is also offered separately under MLS A2343478, subject to subdivision approval.

Potential businesses for Sundre's residents and visitors



Travel centre

Fuel and truck amenities for regional industry and West Country travellers.

AG & RV services

Sales, parts and service for agricultural producers and RV owners.

Retail & dining

Everyday shopping and dining for residents, workers and tourists.

Personal services

Personal care and wellness alongside Sundre's regional healthcare role.

Pet services

Pet care and grooming for local households and visiting travellers.

A commercial foothold in Sundre's future

The ASP and draft Municipal Development Plan identify the westerly 80 acres for commercial use. The full quarter offers scope for a broader development vision.

Current zoning: Urban Reserve. Conceptual uses, roads and boundaries remain subject to planning, servicing, market assessment and approvals.

The balance of the quarter



A broader community

Beyond the westerly 80-acre commercial concept, approximately 71.44 acres extend the developer opportunity. The proposed Sundre Hills vision includes residential uses and green space, subject to approvals.

The appeal of life in the West Country

Sundre's natural setting brings recreation close to everyday life. Golf, cycling, hiking and fishing sit alongside river paddling, camping and equestrian pursuits. OHV trails, cross-country skiing and wildlife watching broaden the appeal. Together with local industry, this setting offers a compelling context for future homes, hospitality and businesses serving residents and visitors.



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