

\$1,500,000 - On 62 Street, Rocky Mountain House

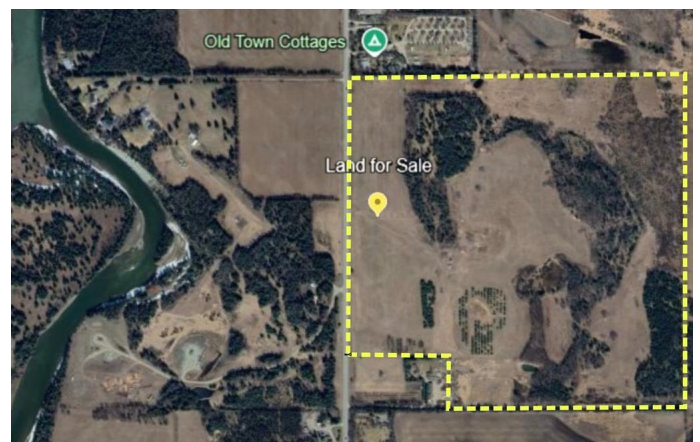
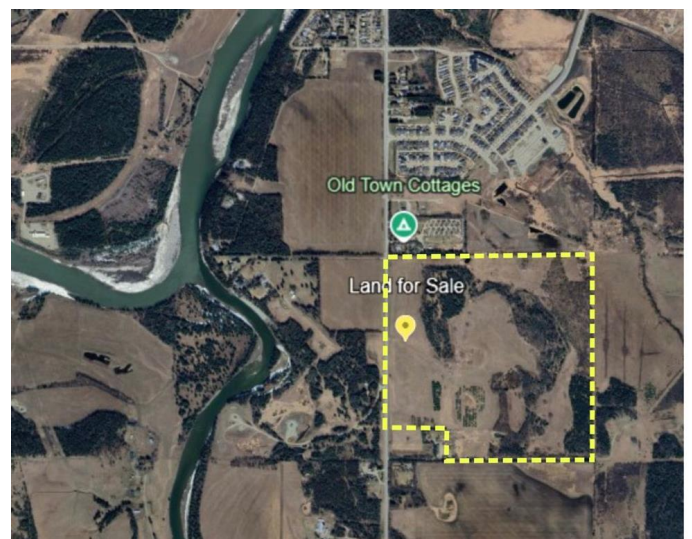
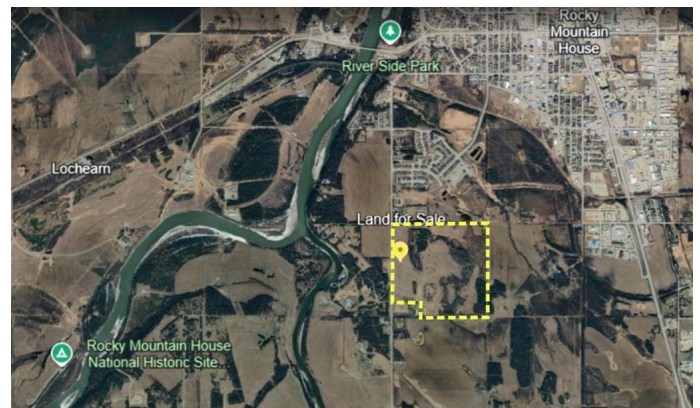
MLS® #A2187963

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land on 151.82 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Unlock the Potential of Your Dream Home on Prime Land in Rocky Mountain House. Imagine building your dream home on a stunning 151-acre property, surrounded by mature forests, productive farmland, and breathtaking views. This rare parcel in Rocky Mountain House offers the perfect location for creating a serene private estate. The land features beautiful highland areas with multiple premium building sites, each offering unique opportunities for spectacular mountain views and the ideal setting for your future home. Whether you envision a secluded retreat, an expansive family estate, or a peaceful sanctuary, the possibilities are limitless. The high, well-drained land ensures a solid foundation for your home and offers ample space for gardens, outdoor recreation, or private trails through the mature timber stands. With the combination of natural beauty and the convenience of being located right in Rocky Mountain House, this property offers a perfect balance of privacy and access to local amenities. You can enjoy the serenity of nature while still being close to everything the town has to offer. Exceptional Investment and Development Opportunity. This 151-acre property isn't just an idyllic spot for your dream home—it's also an extraordinary investment in the future. The land holds immense development potential with a planned vision to transform it into hundreds of residential lots. Situated just 200 meters from



existing municipal water and sewer services, this parcel is ideally positioned for future residential development. The natural grading of the land flows toward existing municipal infrastructure, offering a cost-effective and streamlined path to development. As the area continues to grow, this property presents a prime opportunity for those looking to capitalize on the increasing demand for residential housing. With long-term value in mind, the property's prime location and accessibility to town services make it a highly attractive prospect for developers. The combination of natural beauty, future growth potential, and convenient access to infrastructure make this a rare and exceptional investment. With its scenic beauty, versatile landscape, and imminent development potential, this property is poised to become a sought-after community in Rocky Mountain House.

Essential Information

MLS® #	A2187963
Price	\$1,500,000
Bathrooms	0.00
Acres	151.82
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	On 62 Street
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 0A1

Additional Information

Date Listed	January 16th, 2025
Days on Market	98
Zoning	FD

Listing Details

Listing Office	CIR Realty
----------------	------------

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