

**272026 Range Road 291 NE  
Airdrie, Alberta**

**MLS # A2093491**

**\$4,950,000**



<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Quad or More Detached		
<b>Lot Size:</b>	80.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Farm, Level, Open Lot, Pasture, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-27-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

LOCATED IN THE CITY OF AIRDRIE ... this is the opportunity you have been waiting for!! 80 acres of future Industrial development land located in East Points area. The property currently features an older bungalow with an attached garage, Quonset, and landscaped yard with mature trees. Buy, hold and wait for Airdrie to come to you or start planning your development dreams today! Airdrie is one of Alberta's fastest growing cities with a population of 80,649 in 2023 which has increased 20.3% in the last 5 years. Airdrie is part of the Calgary census metropolitan area of over 1.5 million and a member of the Calgary Regional Partnership. Projected population growth in Airdrie is expected to reach 90,000 by the year 2027. This Land is situated along Veterans Boulevard and provides direct access to Veterans Boulevard traffic interchange with convenient access to Highway 2. The vision of the East Points CASP is to create a highly attractive business industrial park which supports the natural environment and encourages sustainable economic growth for the City of Airdrie. The subject lands are located in Phase 2 of the East Points CASP. Light industrial areas will accommodate business industrial uses in an urban form and exhibit a high standard of building design, streetscapes and landscaping. Medium industrial areas provide a range of uses, such as warehousing, manufacturing, fabrication and storage, that typically require larger land parcels with a lower intensity. Office and Employment areas should be planned to create a campus-style environment that uses open spaces, natural features and multimodal pathway systems to create cohesive places of employment.