



**Desirable low to medium
density residential
development site in a great
Town of Coaldale location**



8.3 acres



Residential land



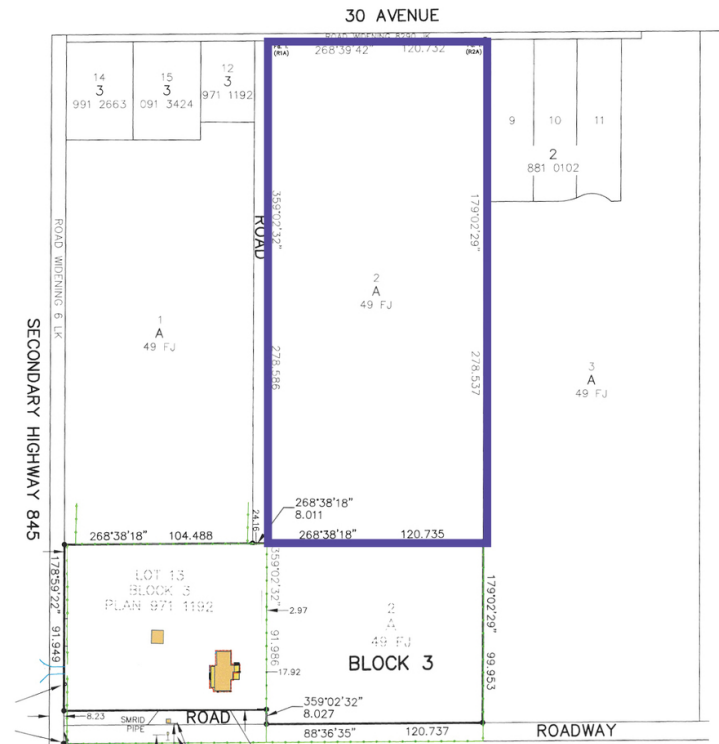
Desirable location

**Get more
information**

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Property Description

Great potential development site for low-to-medium density residential in a desirable area. The land parcel has 8.3 acres of land available. This site is a great location for a prime residential neighbourhood.

Location Description

The subject property is located in the Town of Coaldale, an emerging community located in the heart of southern Alberta, 10 minutes from the City of Lethbridge. The land parcel enjoys easy access from 20th Street (which connects directly to Highway 3) and 30th Avenue. With close proximity to Lethbridge and lower tax rates, Coaldale is an ideal development location. This site is located just Southwest of the South Coaldale Residential Development Plan site and just East of Cottonwood Estates. Coaldale has a population of nearly 9,000 and a median family income of \$97,000.

Offering Summary

Lot Size:	8.3 Acres
Legal Address:	49FJ;A;2
Zoning:	Urban Reserve
Sale Price	\$539,500

Coaldale Amenities

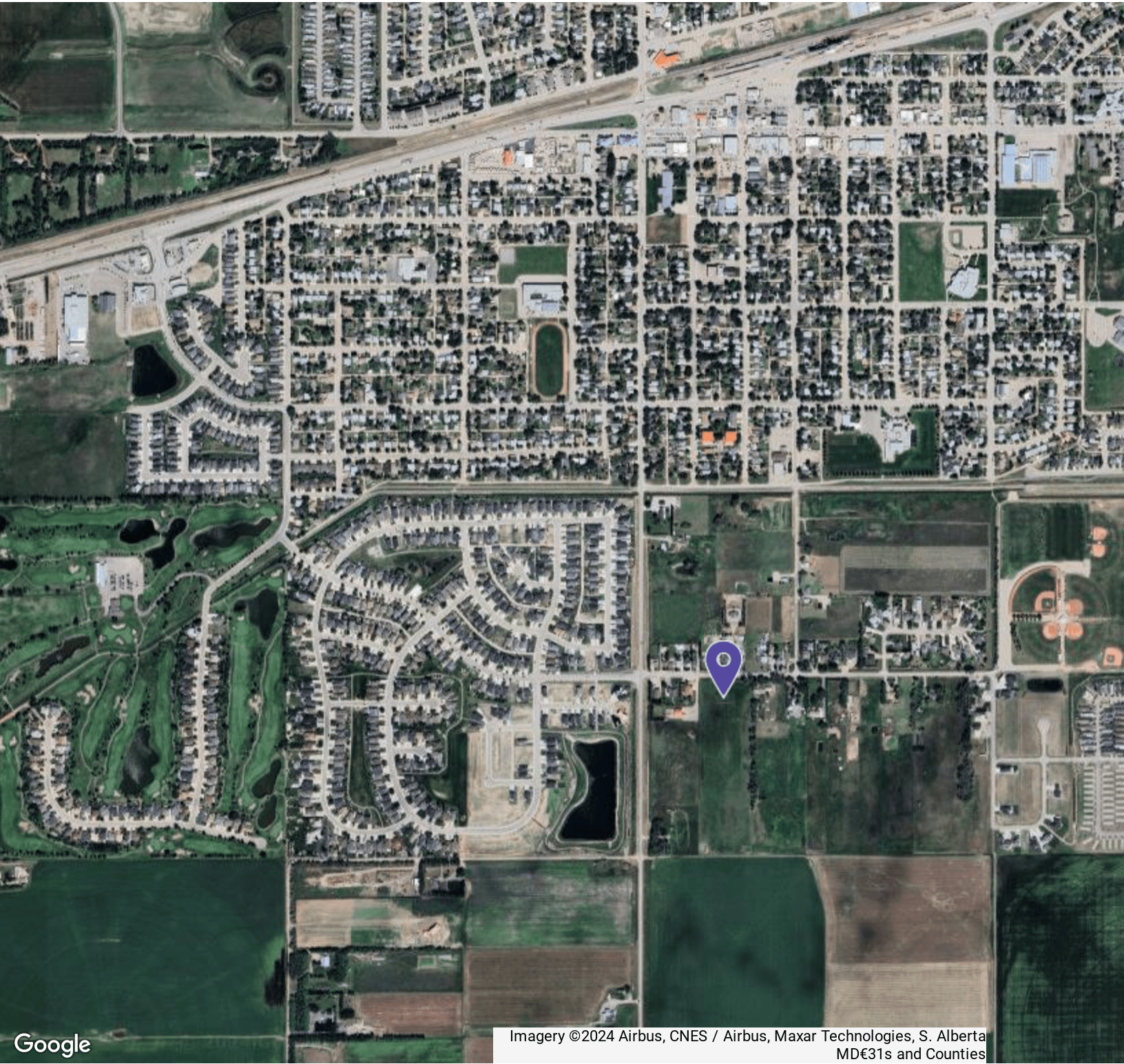
- New Recreation Centre in development
- Phase 1 of Coaldale Civic Square finished construction and houses a number of commercial businesses and includes the Council Chambers for Coaldale Town Council
- New Recycling and Yard Waste Facility, 2Point0 opened in Coaldale in 2022



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Land for sale

1809 30th Avenue



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