

**PRICE
REDUCED!
NOW: \$150,000**

10 ACRES± WITHIN TOFIELD CITY LIMITS

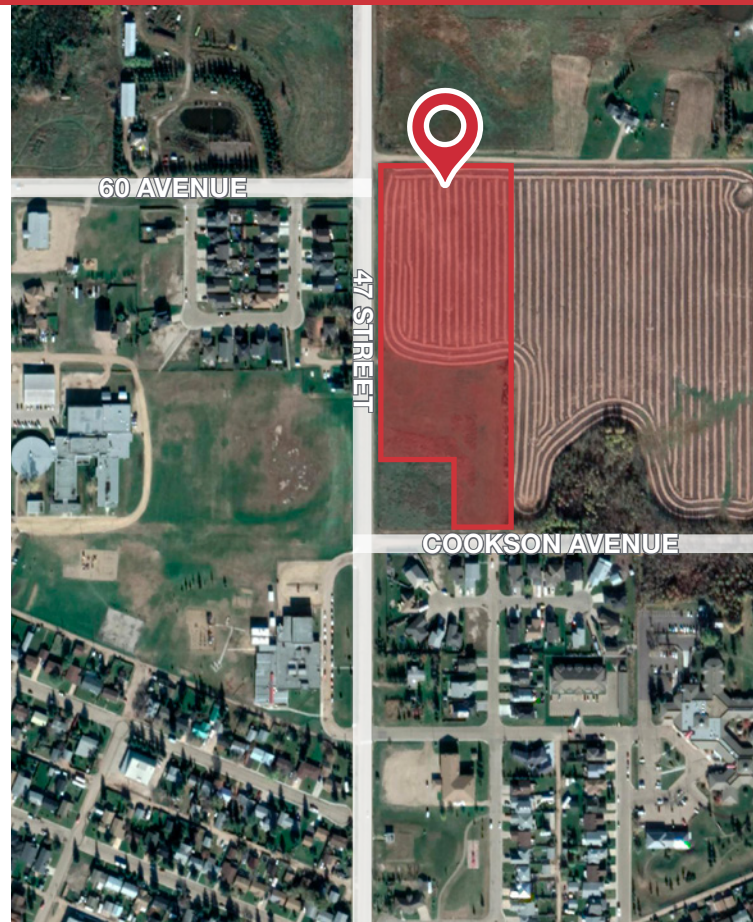
Cookson Avenue & 47 Street Tofield, Alberta

Property Features

- 10 Acres± of land in northeast corner of Tofield
- Adjacent the existing fully developed land to the South
- Represents a growth area for future residential development
- Northeast Tofield ASP encourages Medium and High density housing
- Trunk Sewer Line exists through SE corner of parcel
- Adequate water distribution capacity from towns existing water system according to municipality
- Serviced by extension of electricity, natural gas, telecom and cable services present at adjacent site

Conor Clarke

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For Sale: Prime Residential Development Land Cookson Avenue & 47 Street, Tofield, Alberta



2,977

POPULATION IN
THE AREA
(2021)



1,144

HOUSEHOLDS IN
THE AREA
(2021)



875

DAYTIME
EMPLOYEES
IN THE AREA

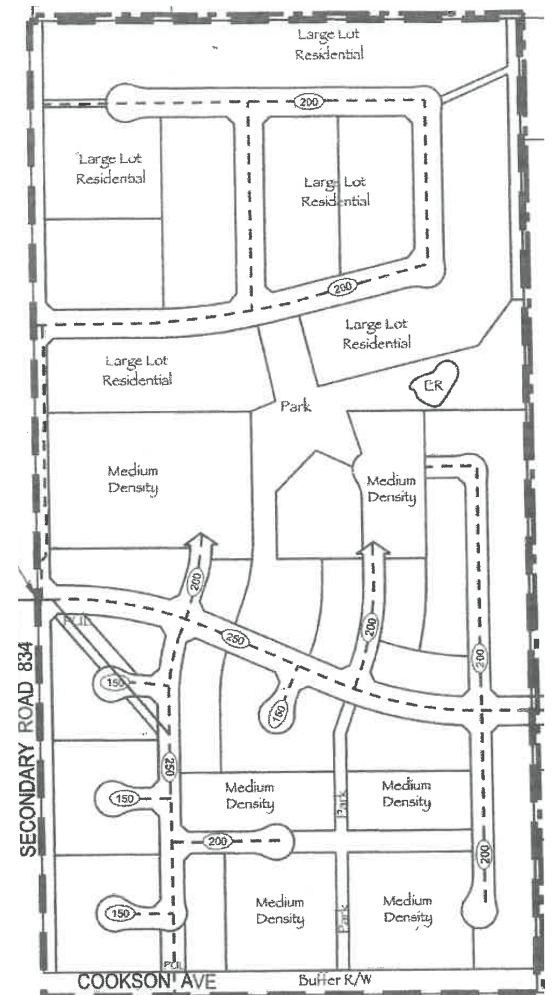


\$107,774

AVERAGE
HOUSEHOLD
INCOME

SOURCED FROM 2022 COSTAR DEMOGRAPHICS (10KM RADIUS)

SIZE	10 Acres±
LEGAL DESCRIPTION	Plan 600R, Block A, Lot 3
AVAILABLE	Immediately
PROPERTY TAXES	\$1,689.45 (2023)
SALE PRICE	\$250,000 REDUCED TO \$150,000
NOTES	<ul style="list-style-type: none">• These undeveloped lands are currently leased out for hay production• Utilities can be run from Cookson Avenue



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