Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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301,303,305,307 Marten Street
Banff, Alberta

MLS # A2331923



$7,800,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,016 sq.ft.	**Age:**	1920 (106 yrs old)
Beds:	8	**Baths:**	4
Garage:	Off Street		
Lot Size:	0.58 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RCR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

An exceptional opportunity to acquire a premier development property offering over 25,000 sq. ft. of land in a highly desirable location. Permitted use includes accessory dwelling, apartment dwelling, 4plex, public parks, and multiplex housing. Whether you’re a developer, builder, or investor, this expansive parcel presents incredible potential for future redevelopment.

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