

RESIDENTIAL LAND FOR SALE

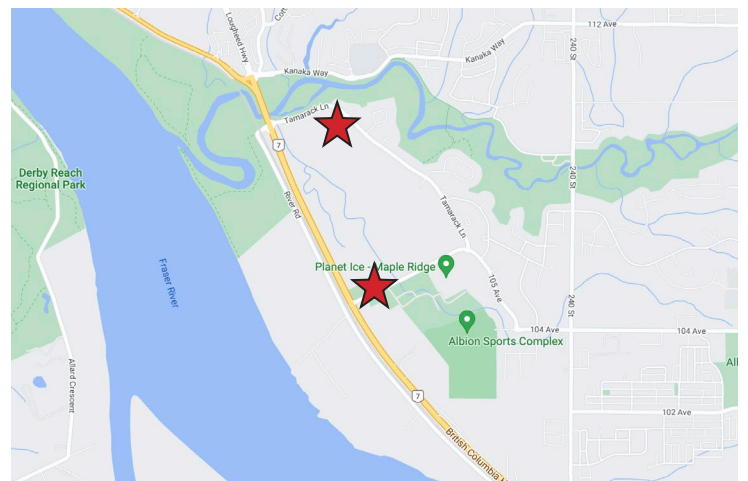
MAPLE RIDGE ALBION FLATS

LOUGHEED HIGHWAY & JIM ROBSON WAY



HIGHLIGHTS

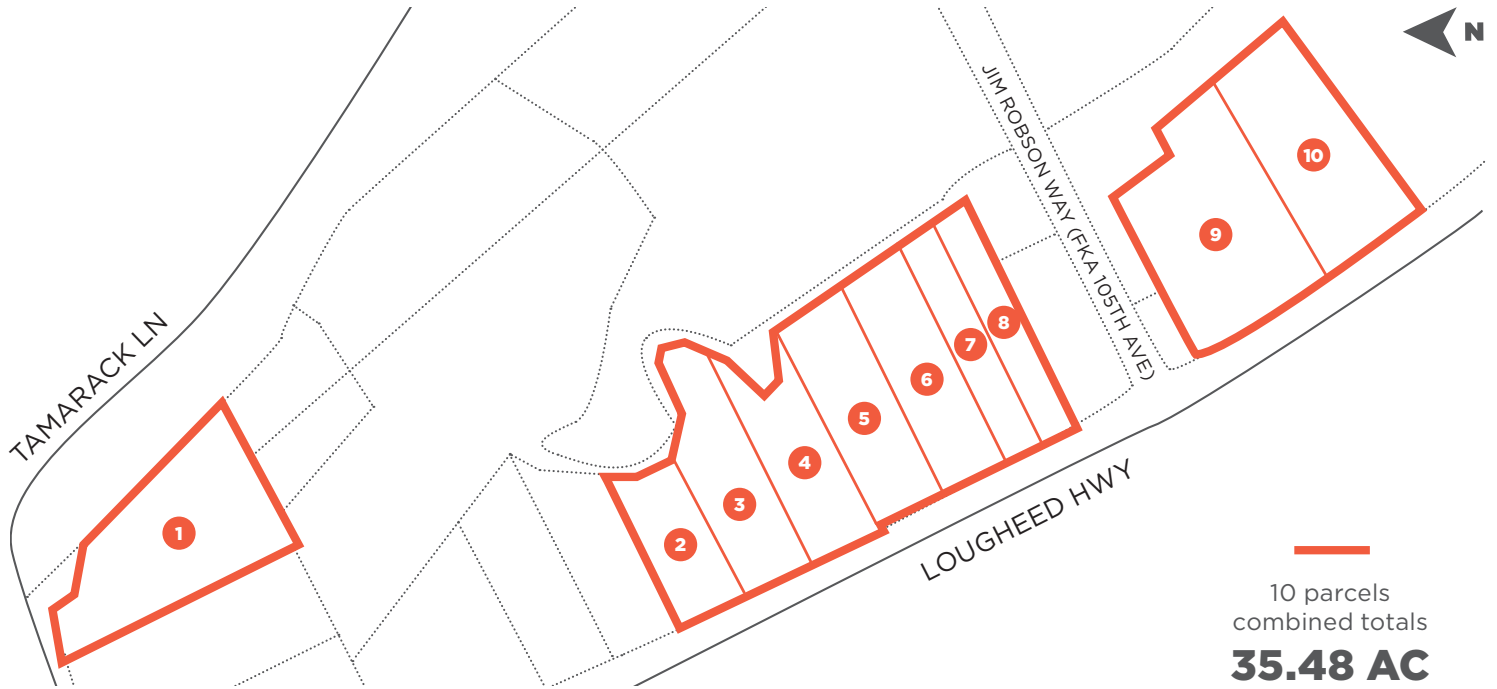
- Located five minutes east of downtown Maple Ridge on Lougheed Highway in Albion, these properties combine excellent access with nearby recreation and schools.
- Multiple lots available ranging in size from under 2 acres to over 6 acres, and can be combined for up to 19.3 acres of contiguous land.
- RS-3 and A-1 zoning permits single family residential development. All Lougheed Highway lots have highway access and are served by municipal water.
- All properties are within the Agricultural Land Reserve.



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LOUGHEED HIGHWAY & JIM ROBSON WAY



	MUNICIPAL ADDRESS	SIZE (AC)	ZONING	OCP DESIGNATION
1	23308 Tamarack Lane*	5.54	RS-3 Single Detached Rural Residential	Agricultural
2	23329 Lougheed Hwy	2.31	RS-3 Single Detached Rural Residential	Agricultural
3	23337 Lougheed Hwy	3.27	RS-3 Single Detached Rural Residential	Agricultural
4	23351 Lougheed Hwy	2.84	RS-3 Single Detached Rural Residential	Agricultural
5	23367 Lougheed Hwy	3.39	RS-3 Single Detached Rural Residential	Agricultural
6	23381 Lougheed Hwy	3.55	RS-3 Single Detached Rural Residential	Agricultural
7	23397 Lougheed Hwy	1.83	RS-3 Single Detached Rural Residential	Agricultural
8	23403 Lougheed Hwy	2.13	RS-3 Single Detached Rural Residential	Agricultural
9	23443 Lougheed Hwy	6.02	A-1 Small Holding Agricultural/ Land Use Contract	Agricultural
10	23477 Lougheed Hwy	4.6	RS-3 Single Detached Rural Residential	Agricultural

*23308 Tamarack Lane is located on a tree-lined residential street adjacent to Rieboldt Park. It is served by municipal water and sanitary sewer.