



GRASSROOTS
REALTY GROUP

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**Unknown RR272 Southern AB
Rural Cardston County, Alberta**

MLS # A2281388



\$290,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	504 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	5.00 Acres		
Lot Feat:	Open Lot		

Heating:	Fireplace(s)	Water:	Cistern, Private
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	none
Foundation:	None	Utilities:	-
Features:	No Smoking Home, Tankless Hot Water		

Inclusions: In ground freezer (root cellar), solar panels, 2 wind turbines, hauling water tank, all out buildings and shop, 2 goats, chickens, 1 dog, cats, bunnies

Escape the noise and live truly independent on this rare 5-acre off-grid retreat, just 15 minutes from Waterton Lakes National Park. Set up for the homesteader, and outdoor enthusiast, this one-of-a-kind property features a small home, a shop, and multiple outbuildings already in place for goats, horses, chickens, and rabbits—so you can step right into the lifestyle without starting from scratch. Designed for self-sufficient living, the home is newly resided, and powered by solar panels plus two wind turbines, giving you dependable renewable energy year-round. Water is hauled in from Cardston or Pincher Creek, and stored in a 1,000-gallon cistern, and the property is serviced by a septic tank and field that are only 4 years old—a practical, proven setup for rural living. If you’ve been looking for a property that offers privacy, freedom, and a true off-grid experience in an unbeatable location near the mountains, this is it. Not your typical acreage—Welcome to off-grid living at its finest. This property comes with all outbuildings, and the full set up in place, ready for you to take it over! Its just that easy.