

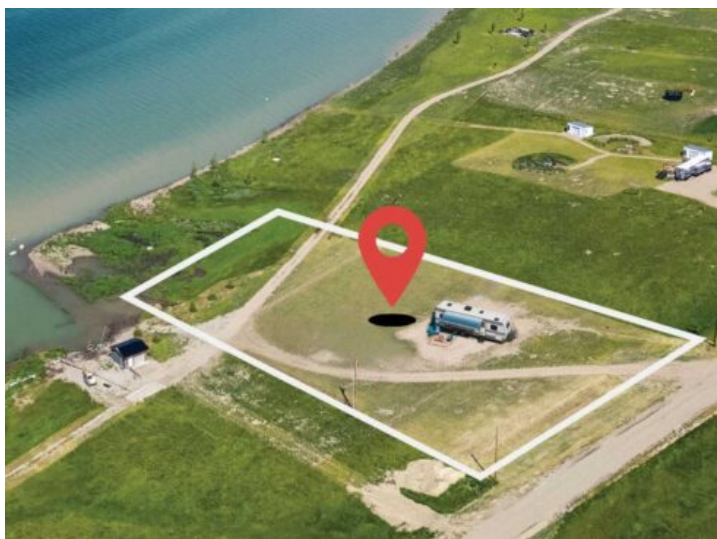


GRASSROOTS
REALTY GROUP

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NE 19 18 21 W4
Rural Vulcan County, Alberta

MLS # A2291882



\$265,000

Division: McGregor Lake

Lot Size: 1.44 Acres

Lot Feat: -

By Town: Milo

LLD: 19-18-21-W4

Zoning: GCR

Water: None

Sewer: Holding Tank

Utilities: -

Tucked away in the tranquil area of McGregor Reservoir this 1.44-acre lot with west lake exposure presents a unique opportunity to immerse yourself in the peaceful surroundings of McGregor Lake. The lot's convenient shape makes it ideal for designing your dream home, seamlessly blending your vision with the natural beauty of the landscape. Equipped with power (three RV receptacles and 200 AMP panel), a gas line to the property line, and a gravel parking pad, this property is ready for development. Many locals use cisterns for drinking water, with potable water easily obtainable from nearby Milo and non-potable water available from a lakeside pumphouse. Whether you're dreaming of a quaint cabin, a cozy retreat, or a full-time lakeside residence, this lot offers year-round accessibility, providing a serene escape from city life. Just an hour away from Calgary, it strikes the perfect balance between seclusion and convenience. Experience the soothing charm of lake life today!