

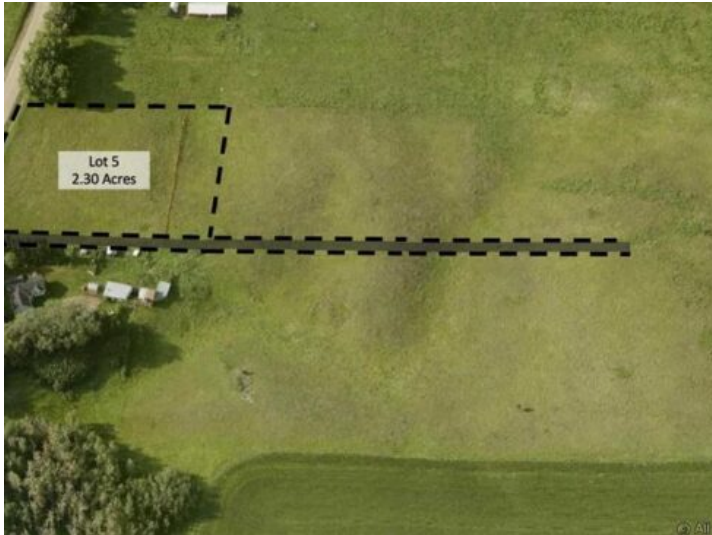


GRASSROOTS
REALTY GROUP

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#5 C&E Trail North of Blackfalds Rural Lacombe County, Alberta

MLS # A2292851



\$259,000

Division:	NONE
Lot Size:	2.30 Acres
Lot Feat:	Irregular Lot, Near Shopping Center, Open Lot, Rectangular Lot
By Town:	Blackfalds
LLD:	2-40-27-W4
Zoning:	CR
Water:	Private
Sewer:	-
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Satellite Internet

Welcome to Valleydale Estates. This is a rare opportunity to secure a premium acreage in an exceptional location. If you've been waiting for the right place to build, this could be the perfect setting to begin the next chapter for you and your family. The location truly speaks for itself. With pavement adjacent to the entrance of Valleydale Estates. This central location makes commuting to work, school, and amenities simple and convenient. It is located just 3 minutes from Blackfalds, 7 minutes from Lacombe, and only 15 minutes from Red Deer. Each lot offers approximately 2.3 acres of space, to design and build your dream acreage property. The gentle slope of the land provides excellent options for either a standard foundation or a walkout home, and there is plenty of room for a shop or additional garage to store recreational toys, equipment, or extra vehicles. The land's natural contours make development and landscaping straightforward and well suited for acreage living. Natural gas and power will be brought to the property line on the north side of each lot, accessed from the subdivision road. Buyers will install rural water and septic systems to suit their home design. Zoned Country Residential within Lacombe County, the properties offer flexibility for a variety of residential possibilities while maintaining the charm and character of rural living for the family.