



GRASSROOTS
REALTY GROUP

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**Township Road 194
Rural Vulcan County, Alberta**

MLS # A2308257

\$209,000



Division: NONE

Lot Size: 2.99 Acres

Lot Feat: -

By Town: Herronton

LLD: 25-19-26-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: See Remarks

Discover the perfect canvas for your dream home on this 2.99-acre parcel nestled between the hamlet of Herronton and the town of Blackie. This prime acreage features a picturesque natural rolling hill—an ideal setting for a walkout or hillside bungalow, offering stunning views and peaceful prairie surroundings. A strong 10 GPM water well is already in place, ensuring a reliable water source for your future home or hobby farm. A recent report states, "This is a long performing, deep-aquifer well with excellent long-term reliability". Power and natural gas utilities are at the property line—buyer is responsible for hookup. Don't miss this rare opportunity to own a slice of rural Alberta living!