



GRASSROOTS
REALTY GROUP

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KM 2 Old Smith Highway
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2323677



\$369,900

Division: NONE

Lot Size: 95.60 Acres

Lot Feat: -

By Town: Slave Lake

LLD: 5-73-5-W5

Zoning: AG

Water: None

Sewer: -

Utilities: Electricity Purchaser to Verify

Discover the perfect blend of space, privacy, and convenience with this 95.6-acre agricultural-zoned property located just 2 km from the Town of Slave Lake and its full range of amenities. Offering approximately approx 50 acres of buildable land, this versatile parcel presents excellent potential for a country residence, hobby farm or future investment. Situated close to the Lesser Slave River, the property features a mix of open land and scattered trees, creating an attractive natural setting with plenty of room to develop while maintaining privacy. An added bonus is the ATCO pipeline revenue, generating approximately \$1,125 annually, providing supplemental income. Enjoy the tranquility of rural living without sacrificing access to shopping, schools, healthcare, and recreation. Whether you're looking to build your dream home, expand your agricultural holdings, or secure a valuable land investment.