



GRASSROOTS
REALTY GROUP

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**Lot 2 Southshore Drive
Wagner, Alberta**

MLS # A2325327



\$339,900

Division: NONE

Lot Size: 5.26 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: RUS

Water: -

Sewer: -

Utilities: -

Discover the perfect place to build your dream home on this exceptional 5.26-acre parcel just 8 minutes from the Town of Slave Lake. This ready-to-build property offers the ideal blend of country living and convenience, with water, natural gas, and power already brought on to the lot. Take in the stunning, unobstructed views of Lesser Slave Lake while enjoying the privacy and space that acreage living provides. Crown land behind you, the driveway and culvert are already installed, and a building site has been cleared, saving you time and expense as you plan your custom home. Whether you're looking to build your forever home, a weekend retreat, or invest in a premium acreage, this property offers an outstanding opportunity in a highly desirable location. Don't miss your chance to own a beautiful piece of land with breathtaking lake views and essential services already in place.