



GRASSROOTS
REALTY GROUP

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Range Road 85
Rural Brazeau County, Alberta

MLS # A2329966



\$300,000

Division:	NONE
Lot Size:	9.98 Acres
Lot Feat:	Cleared, Many Trees, Native Plants, Private, Rectangular Lot, See Rem
By Town:	Drayton Valley
LLD:	5-48-5-W5
Zoning:	AH
Water:	None
Sewer:	None
Utilities:	Electricity Paid For

Just under 10 acres of opportunity southwest of Drayton Valley! This AH-zoned property offers power already brought onto the site and a cleared building area, making it ready for your future plans. Whether you're looking to build your dream home, create a private recreational retreat, or establish a weekend getaway, this property provides the flexibility to make it your own. Located close to rivers, public land, and extensive trail systems, outdoor enthusiasts will appreciate the nearby ATV club and staging area just down the road. Enjoy camping, hiking, quadding, wildlife viewing, and all that Alberta's backcountry has to offer right from your doorstep. A great combination of privacy, recreation, and development potential in a sought-after rural location.