



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

414 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2331938



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.23 Acres

Lot Feat: Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Re

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

In a lakeside subdivision with relaxed architectural controls, years of landscaping has been thoughtfully put into this spacious lot. Trees planted on three sides; backing onto green space, enjoy privacy of having no neighbours behind. Partially fenced on the north, an approach with proper drainage welcomes you in from the south. Power is overhead while gas connection conveniently awaits your design plans near the front property line. Further develop your acreage living property with improvements of private water and septic or continue to enjoy this lakeside retreat in its natural state with no timeline to build. Year round lake access is just around the corner while amenities of Buck Lake and Alder Flats are only moments away. OPPORTUNITY IS KNOCKING! Developer motivated to curate package deal with neighbouring homestead acreage inclusive of remaining Hiland Spruce Estates lake lots available (See MLS A2252622).