

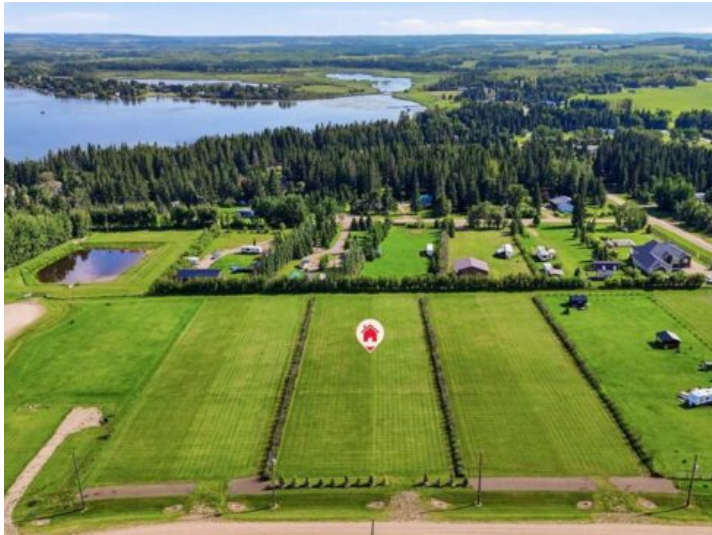


GRASSROOTS
REALTY GROUP

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413 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2331973



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.22 Acres

Lot Feat: Landscaped, Lawn, Level, Open Lot, Treed

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

Ready for your lakeside dreams! With an abundance of tree lines surrounding the property, invest in your own private retreat to enjoy for years to come! The south backs onto a walking path with luscious tree line igniting your backyard imagination of big sky sunset views towards the lake. A landscaped approach with proper drainage to the north welcomes you home. Making future development convenient, power is overhead and natural gas connection is near the front property line. Add private water and septic to complete your custom acreage home, or continue enjoying the property in its natural state with no required timeline to build. Year round lake access to ample outdoor recreation and sport fishing is just around the corner while amenities of Buck Lake and Alder Flats are only moments away. RARE INVESTMENT OPPORTUNITY! Developer motivated to create a purchase package that includes the neighbouring homestead acreage and remaining available lake lots in Hiland Spruce Estates. (See MLS A2252622).