



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

401 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2331991



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.21 Acres

Lot Feat: Corner Lot, Landscaped, Lawn

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

Large corner lake lot capable of accommodating your custom design plans! Blue spruce trees provide growing privacy along the north and west while planted trees further line the east and convenient walking path closes out the south side towards the lake. Landscaped with approach and proper drainage, this unique 1.21 ACRE parcel boasts freedom to enjoy with no timeline to build, use as a recreation property or bring your lakeside living plans and elevate your lifestyle. Making future development convenient, power is overhead and natural gas connection is near the front property line. Add your own private water and septic to complete your custom acreage when desired. Year-round lake access is just around the corner, providing endless opportunities for boating, fishing and outdoor recreation. Conveniently located only minutes from Buck Lake and Alder Flats, you'll enjoy easy access to everyday amenities while embracing the peace and beauty of lakeside living. RARE INVESTMENT OPPORTUNITY KNOCKS! 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).