



GRASSROOTS
REALTY GROUP

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410 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2333196



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.23 Acres

Lot Feat: Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Beh

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

Build your dream home or enjoy a peaceful recreational retreat on this beautifully landscaped acreage lot in a desirable lakeside subdivision at Buck Lake. Set on a spacious lot with relaxed architectural controls, this property offers the flexibility to build when you're ready—there is no timeline to build. Years of thoughtful landscaping make this a sought after lot for your future investment. Growing trees surround the property with reserve, quiet access road and pasture to the north. A partially fenced boundary adds to the private setting, while a south approach with proper drainage provides easy access. Power is available overhead, and a natural gas connection is conveniently located near the front property line, making future development more convenient. Design your ideal country home or cottage bringing in private well and septic services, or continue enjoying the property in its natural state as a weekend getaway. Within close proximity to year-round public lake access, you'll enjoy boating, fishing and all-season recreation at Buck Lake. The communities of Buck Lake and Alder Flats are only minutes away, providing convenient access to local amenities while maintaining the peace and privacy of rural lake living. Whether you're searching for vacant land near Buck Lake, an acreage to build your forever home, or a recreational property with close lake access, this exceptional lot offers the perfect combination of privacy, natural beauty, and future potential. 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).