



GRASSROOTS
REALTY GROUP

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404 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2333202



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.22 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: -

An affordable lake lot that is second to none! Directly up from the lake access road, enjoy peace and quiet at your year round escape. ~Green space reserve on TWO sides ~Partially fenced ~Growing tree line privacy ~Premium corner lot advantages. Bring in your septic and water improvements to match your unique lakeside real estate designs or enjoy in its current natural state with no timeline to build. Power is available overhead, and a natural gas connection is conveniently located near the front property line, making future development convenient and ready when you are. Less than an hour to Drayton Valley, Rocky Mountain House and Rimbey makes for relaxing cruise out to the lake. Minutes from amenities of Buck Lake and Alder Flats bring every day essentials and family life a breeze. 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).