



GRASSROOTS
REALTY GROUP

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409 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2333211



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.22 Acres

Lot Feat: Landscaped, Lawn, Treed

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

Prepped for further tree planting growth to the north, the south backs onto a walking path with luscious tree line inspiring your backyard imagination of big sky sunset views towards the lake. Landscaped with proper drainage throughout including already built approach, this lot offer optimum convenience to bring your design plans whenever you are ready - no timeline to build! Power is overhead and gas is directly outside the property line. Year round lake access is close by so what are you waiting for? Enjoy sport fishing, boating, snowmobiling, cross country skiing and more! 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).