



GRASSROOTS
REALTY GROUP

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422 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2335100



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.20 Acres

Lot Feat: Backs on to Park/Green Space, Corner Lot, Corners Marked, Landscaped

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: -

Premium corner lot with the flexibility you've been searching for! This lakeside lot offers freedom to bring your build designs with minimal architectural controls. Want to invest in land but not ready build? With no timeline to build, you can enjoy the great outdoors in the lot's natural state. Gas, power and Missing Link high speed internet await for you at the property line. When you're ready to develop, install septic and water to really enjoy the luxuries of affordable acreage living. Helping to secure your long term investment, the lot is treed with growing privacy on all 3 sides with a fence line along the natural reserve to the north. Landscaped with proper drainage and approach, this unique lot boasts easy access out of the subdivision, within minutes to amenities of Buck Lake and Alder Flats while still being conveniently located to the boat launch for sport fishing. Within an hour to Drayton Valley, Rocky Mountain House and Rimbey, take the relaxing drive out and start enjoying the lake life today! 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).