



GRASSROOTS
REALTY GROUP

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418 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2335110



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.23 Acres

Lot Feat: Backs on to Park/Green Space, Corners Marked, Landscaped, Lawn, No

By Town: Buck Lake

LLD: 15-46-6-W5

Zoning: RR

Water: See Remarks

Sewer: -

Utilities: Electricity at Lot Line, High Speed Internet, Natural Gas at Lot Line, See

Discover the perfect opportunity to own a premium landscaped lot in Hiland Spruce Estates at Buck Lake. This spacious parcel in a beautiful lakeside neighbourhood, offers the flexibility today's buyers are looking for, with minimal architectural controls so you can bring your own designs and create the home or cabin you've always envisioned. Not ready to build? No problem. With no required building timeline, you can purchase now, hold as an investment, or simply enjoy the natural surroundings while planning for the future. Gas, power, and Missing Link high-speed internet are available at the property line, making future development straightforward. When you're ready, install a private well and septic system to experience the comfort and privacy of year round acreage living. Backing onto green space for exceptional privacy, this scenic lot provides a peaceful setting while maintaining convenient access to the subdivision entrance. Enjoy the best of Alberta lake living just minutes from the boat launch, renowned sport fishing, and year-round outdoor recreation. The nearby communities of Buck Lake and Alder Flats offer essential amenities, while Drayton Valley, Rocky Mountain House, and Rimbey are all less than an hour away. Whether you're searching for a recreational getaway, a future retirement property, or a long-term real estate investment, this Buck Lake lot offers outstanding value and endless potential. 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).