



GRASSROOTS
REALTY GROUP

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417 62036 Twp Rd 462
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2335115



\$93,450

Division: Hiland Spruce Estates

Lot Size: 1.22 Acres

Lot Feat: -

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, Sate

Welcome to Hiland Spruce Estates, where peaceful country living meets the beauty of Buck Lake. This premium 1+ acre lot offers the perfect opportunity to build your custom home or weekend retreat in one of the area's most desirable lakeside communities. This landscaped lot features an attractive approach, excellent drainage, and services including natural gas, overhead power, and Missing Link high-speed internet available at the property line. With minimal architectural controls and no required timeline to build, you have the flexibility to purchase now, design at your own pace, or hold as a smart long-term investment.??Enjoy the privacy and space of acreage living while being just mere moments from the boat launch, sport fishing, and year-round recreation. Whether your lifestyle includes boating, kayaking, ice fishing, snowmobiling, or simply relaxing around a campfire, this location puts Alberta's outdoors at your doorstep. Buck Lake and Alder Flats are a quick drive away for everyday amenities, while Drayton Valley, Rocky Mountain House, and Rimbey are less than an hour; offering the perfect balance of seclusion and accessibility.??Whether you're searching for a recreational getaway, a future retirement property, or the ideal place to build your forever home, this exceptional acreage delivers outstanding value in a growing lakeside community. 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).