



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24302 Township Road 40-0
Rural Lacombe County, Alberta

MLS # A2346337



\$195,000

Division: NONE

Lot Size: 1.57 Acres

Lot Feat: -

By Town: Alix

LLD: 4-40-24-W4

Zoning: 1

Water: None

Sewer: -

Utilities: Electricity, Natural Gas

1.57 ACRE PROPERTY EAST OF BLACKFALDS ~ NATURAL GAS & POWER ON SITE ~ MATURE TREES ~ EXISTING FORMER SCHOOL/COMMUNITY HALL ~ Beautiful 1.57-acre country property located approximately 26 km east of Blackfalds at the intersection of Township Road 40-0 and Range Road 243 with pavement in all directions ~ Natural gas and power are already on site, making this an excellent opportunity to build your dream home with an attached garage or shop ~ Mature trees provide privacy and a peaceful country setting, with plenty of room to create your ideal property ~ Existing former school/community hall is a 1900's community hall and offers additional space for a hobby workshop, storage or other uses ~ **DISCLOSURE:** Existing building has older siding containing asbestos, If the building is removed or the siding is replaced/disposed of, the asbestos-containing material must be properly handled and disposed of, No water well or septic system currently exists on the property ~ Enjoy the quiet country setting while remaining within approximately 10 minutes of Alix, 20 minutes of Joffre, 20 minutes of Lacombe & Blackfalds and 40 minutes of Red Deer ~ Multiple lakes and golf courses are also within approximately 30 minutes, including Buffalo Lake, Alix Lake and Haunted Lakes ~ Immediate possession available.