



GRASSROOTS
REALTY GROUP

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**Plan 9310909 Block 203 Lot 6A
Raymond, Alberta**

MLS # A2347881



\$398,900

Division: NONE

Lot Size: 5.31 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Urbane Fringe

Water: -

Sewer: -

Utilities: -

RARE 2-PARCEL LAND OPPORTUNITY – MINUTES FROM RAYMOND! These two adjoining parcels are being offered together for \$398,900, creating a unique opportunity for someone looking for land close to town with future potential. Together, the parcels offer approximately 5.31 acres with one parcel measuring 2.65 acres and the second approximately 2.66 acres. The land is located only minutes from the Town of Raymond, providing a desirable rural setting while remaining close to town amenities and services. A seasonal canal/creek runs along the north boundary of the property, adding a natural feature and separation along that side of the land. Both parcels are currently identified within the Urban Fringe – UF land use district.