



## lot9 Lower Ridgeland's Rural Mountain View County AB

\$179,900

Enjoy a weekend away from the city in this lovely treed property. Tall timber, private 2 acre lot fully serviced. Only 25 minutes north of Cochrane, 20 minutes to Waiporous w/riding ATV trails, Ghost Pine Rec area close by. The shed holds the well pump(heated) as well as a bunk area for kids to sleep above it...(like your own tree house concept)No building commitment or architectural controls. A drilled well on property with 16gpm. Also, septic tank and field(residential one bedrm service presently, can be expanded). 100 amp electrical service, wood pile for firepit, wood deck and BBQ , pad to park your trailer, while you build or enjoy summer time pleasures. Crown land behind leased by a farmer, but up the road 15km is lots of atving, camping, skiing, fishing ,tubing, opportunities on Little Red Deer River.Horse back riding at Anderson Ranch...all within reach. Welcome to paradise and a secluded piece of heaven!!



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