



## Rural Parkland County Alberta

\$245,000

A TREED AND PRIVATE OASIS! THIS INCREDIBLE 2.78 ACRE LOT IS LOCATED SECONDS FROM THE PEMBINA RIVER AND IS PERFECT FOR A PRIVATE FOREST RETREAT OR TO BUILD YOUR DREAM HOME. RECENT LOT IMPROVEMENTS INCLUDE ADDED POWER WITH 200 AMP SERVICE, AN ENGINEERED ROAD WITH OVER 25 LOADS OF ROAD CRUSH, \$25,000 IN LAND CLEARING AND CONTOURING, STARLINK INTERNET, MULCHING, CAMERAS FOR SECURITY, BURIED WATER/POWER LINES, RV PARKING PAD, AND AN INSTALLED METAL GATE. PROPERTY IS OUT-OF-SUBDIVISION. DRILLED WELLS ARE PERMITTED. SELLER HAS ALSO PAID FOR ALL BUILDING PERMITS AND WOULD INCLUDE APPROVED PLANS FOR A 2000 SQ FOOT WALK-OUT BUNGALOW. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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