



Rural Westlock County Alberta

\$99,900

Opportunity awaits on this 2.45-acre parcel ideally located along paved Highway 651. Offering excellent access and a desirable rural setting, this property is perfectly positioned near several lakes, the thriving community of Busby, and just 40 minutes from St. Albert and Edmonton. Property offers plenty of potential for the right buyer willing to roll up their sleeves. The site requires considerable cleanup but features several existing outbuildings, including a 20' x 26' garage/shop with an older concrete floor. Services include power to the property and an older bored well. Natural gas is nearby, although it is not currently connected to the property. Whether you're looking for a future homesite, a weekend project/getaway, or an acreage with room to grow, this well-located parcel offers great value and endless possibilities in a convenient rural location.

(id:6769)

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