



18222106 South Cooking Lake Road Rural Strathcona County Alberta

\$155,000

Welcome to South Cooking Lake—where small community living meets outdoor adventure! This 445 sq. meter lot offers an excellent opportunity to build your dream home or getaway retreat in a peaceful, well-established area within Strathcona County. The groundwork is already in place with power and sewer (valve at the property line per City) at the property line, and gas conveniently located on the property. Building plans from both the previous and current owner are available, giving you a valuable head start on your vision. Water servicing can be completed via cistern or well. Directly across the street, you'll find a brand new park featuring activities for all ages—perfect for families and those who love an active lifestyle. Just minutes away, South Cooking Lake provides endless opportunities for kayaking and canoeing, along with nearby picnic sites, hiking trails, and firepits to enjoy Alberta's great outdoors. This charming community offers all the essentials, including a local store and fire hall, while still being just a short drive to Sherwood Park for additional amenities, shopping, and services. Whether you're looking to build now or invest for the future, this lot offers the perfect balance of convenience, recreation, and small-town charm. Lots do not come available in this area often so let's make this one yours today! (id:6769)

Listing Presented By:



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