



## 52228 RGE ROAD 30 Rural Parkland County AB

\$89,900

Who says there is nothing to see or do at the lot for sale in Mayatan Lake Estate? 2.25 acres has SO MUCH TO OFFER!! Nothing is better than nature at its FINEST! Build a walkout on this hilltop lot because the view will absolutely amaze you every day!! Not in a hurry to build? That is just fine, the wildlife will not move away! Only want to hang out on the weekends? That's ok too! Pitch a tent, build a seasonal shelter or park your fancy RV! You don't want to ROUGH IT? Hey, I get it! The gas is right there in front, the electricity is close too! You want water? Ok then, you can drill a well or do it the economical way & put in a cistern! Of course, there are solutions to the "delicate" necessities!! Absolutely everything can be done here! Take it slow or GO MAN GO!! Either way you WIN! With \$534.00 property tax, you can feed the birds all year! GREAT FISHING, PADDLE BOARDING, KAYAKING, CANOEING, ICE FISHING & MORE! There is a boating restriction with speed limit so electric motors only. HAVE A BLAST!

Listing Presented By:



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