



## Rural Westlock County Alberta

\$160,000

Nearly 27 acres of private, treed land just off the highway, offering seclusion with convenient access. This 26.85-acre parcel features sandy soil, natural sand dunes, mature pine trees, and is almost completely bush--ideal for recreation, weekend escapes, or future development. The property includes a gated driveway (black steel decorative gate) a vinyl-sided addition suitable as a mobile home addition or storage shed, and a WETT-certified wood stove. Two water cubes are housed on site, along with a 1250-gallon septic holding tank (no permit). A 3000-gallon propane tank with a 25-year certificate is included, plus one 20' sea can and two 40' sea cans for ample storage. Electricity is installed to a transformer pole inside the gate. Despite it's peaceful setting, this property is close to Helliwell Lake, Tawatinaw Valley Ski Hill, and Nordic Centre--offering year-round outdoor recreation. Close to Eleanor Hall School (K-9) in Clyde. (id:6769)

Listing Presented By:



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