



TWP 504 Range Road 65 Rural Brazeau County AB

\$112,500

Go for a drive and appreciate the quiet surroundings of this 15 acre square, subdivided off an Ag quarter. The land is mostly pasture with some perimeter trees, off a gravel road. Access to Hwy 624 cuts off travel time to Spruce Grove if you take the back way through the coulee of Mishow Creek. The North Saskatchewan River is close by and you are less than 20 minutes to Drayton Valley. You will be part of the Whitby community and Rocky Rapids is your closest store, gas and playground. Gently rolling lands keep the vista's interesting and the approaches are in with power at the road. The land has no pipe underneath so no restrictions on building pockets. This is a blank canvas to create your own home. These lots are not in a subdivision and have no time limits to build or special requirements. Newly subdivided, so GST will apply, with their own titles & taxes will be determined upon completion of sale. Rural address and post box will be given when applied for.

Listing Presented By:



Originally Listed by:
RE/MAX Vision Realty

colleenschoeninger@gmail.com
<https://www.remax.ca/ab/colleenschoeninger-h66287769-ag>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000
Fax:
executive@eliterealestate.ca