



## Highway 763 Rural Barrhead County AB

\$109,000

Subject to subdivision finalization. Here is a perfectly sized parcel for residence/recreation. Private location with convenient access to paved highway, crown land bordering the North and West sides. Ample tree coverage and a small pond water feature on the south side. Budget friendly with surface lease and access road revenue generating ~\$750/year. Ready to develop! Initial wetland assessment has been completed. Aerial dimensions not exact and to be used for reference only.

Listing Presented By:



Originally Listed by:  
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