

PT. SE-6-49-5-W4**MLS # A2237873****Rural Vermilion River, County of, Alberta****\$69,900****Division:** NONE**Lot Size:** 4.83 Acres**Lot Feat:** -**By Town:** Vermilion**LLD:** 6-49-5-W4**Zoning:** Country Res - Single Lot**Water:** None**Sewer:** -**Utilities:** -

Discover the peace and potential of rural living with this 4.83-acre parcel ideally situated in the County of Vermilion River, south of Vermilion and north of Wainwright. Whether you're ready to build now or planning for the future, this property offers the flexibility and affordability you've been looking for. Surrounded by native prairie grass and a beautiful mix of mature trees, the land provides a natural, serene backdrop for your dream home, cabin, or recreational retreat. With no timeline to build, you can secure the land today and take your time designing the perfect setup to suit your needs. Low annual taxes of only \$311 make this property an excellent holding opportunity, allowing you to prepare the site at your own pace while keeping costs minimal. The approach is already in place for easy access, and essential services — including power and natural gas — are conveniently located at the property line, making future development straightforward and cost-effective. Located south of the intersection of Township Road 492 and Range Road 55, this acreage offers quiet seclusion with the convenience of nearby towns, schools, and services within driving distance. Take a drive, explore the countryside, and envision the lifestyle that awaits. Whether you're looking to escape town, invest in land, or build your forever home, this parcel brings you one step closer to your dream of country living in beautiful east-central Alberta. Don't miss this chance to own a piece of the prairies!