

**14 Susquehanna Avenue  
Rural Cardston County, Alberta****MLS # A2240193****\$79,000****Division:** NONE**Lot Size:** 3.24 Acres**Lot Feat:** -**By Town:** Cardston**LLD:** 36-3-25-W4**Zoning:** GCR**Water:** None**Sewer:** -**Utilities:** -

This lot offers just over 3.25 acres of beautiful, buildable land in a peaceful and picturesque rural subdivision. With its wide rectangular shape and gentle slope, this property is ideal for a spacious country home or a future short-term rental with breathtaking mountain views. The location is peaceful yet connected and only 5 minutes from Cardston, where you'll find schools, shops, and services. The lot is surrounded by farmland and big skies, with utilities (power and gas) close by and water access available via hauling or a drilled well. The possibilities for this lot are yours to create, from gardening and small-scale homesteading to relaxing on your porch with the sunset behind you. With Waterton Park 30 minutes away and recreation nearby at St. Mary's Reservoir, this property has all the ingredients for a truly fulfilling rural lifestyle. Call your favourite REALTOR® today to check it out and learn more!