

**10 Susquehanna Avenue
Rural Cardston County, Alberta****MLS # A2240206****\$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:** -

If you're looking for a place where peace, privacy, and mountain beauty meet, this lot may be just what you've been searching for. Sitting on just under 3.2 acres, this rectangular parcel offers plenty of space to build a home that fits your lifestyle. Whether that's a modern farmhouse, a cozy retreat, or a thoughtfully designed Airbnb getaway. Located just outside of Cardston, you'll have quick access to town while enjoying the solitude and stillness of the countryside. Power and gas are both nearby, and water access can be arranged through hauling or the installation of a well. The land is flat and open, perfect for building, and the views stretch endlessly in every direction. With adventure close by at Waterton National Park and relaxation waiting at the beach on St. Mary's Reservoir, this is a rare opportunity to craft the life you want from the ground up. Don't miss out! Call your favourite REALTOR® today!