

**13 Susquehanna Avenue  
Rural Cardston County, Alberta****MLS # A2240370****\$79,000****Division:** NONE**Lot Size:** 3.19 Acres**Lot Feat:** -**By Town:** Cardston**LLD:** 36-3-25-W4**Zoning:** GCR**Water:** None**Sewer:** -**Utilities:** -

Build Your Life, Enjoy the Land. This 3.2-acre lot offers both privacy and open space, set in a tranquil countryside subdivision just a short drive from Cardston. With its generous dimensions and flat topography, it's well suited for a large home, garage, garden, or even a small-scale farm stay or vacation rental. The surrounding landscape offers breathtaking mountain views, clean air, and a sense of calm that's hard to find anywhere else. With gas and electricity ready to be brought in, and water access available by hauling or well, the essentials are in place. Take advantage of nearby recreation at St. Mary's Reservoir, or head to Waterton National Park for world-class hiking, scenery, and wildlife all less than half an hour away. Call your favourite REALTOR® today! You won't regret coming to see this gorgeous land!