

**2 Susquehanna Avenue
Rural Cardston County, Alberta****MLS # A2240437****\$89,000****Division:** NONE**Lot Size:** 3.64 Acres**Lot Feat:** -**By Town:** Cardston**LLD:** 36-3-25-W4**Zoning:** GCR**Water:** None**Sewer:** -**Utilities:** -

Private, Peaceful, and Packed with Potential! Tucked slightly away from the main subdivision entrance, this lot offers over 3 acres of private, flat land ready for your custom build. This deep lot offers more seclusion than most, perfect for a quiet home base, or a tucked-away Airbnb offering guests a taste of country calm. Utilities are nearby, and water access is flexible depending on your needs. From the lot, you'll enjoy breathtaking views of the mountain landscape, star-filled skies at night, and the simple joy of living close to nature. Cardston is just minutes away, and both St. Mary's Reservoir and Waterton National Park are an easy drive, making this an ideal spot for anyone seeking the perfect balance of solitude and convenience. Call your favourite REALTOR® and come and see!