

**45 Clearview Drive  
Rural Vermilion River, County of, Alberta****MLS # A2243111****\$109,900****Division:** Horizonview Acres**Lot Size:** 4.70 Acres**Lot Feat:** Corner Lot, Irregular Lot**By Town:** Kitscoty**LLD:** 3-50-3-W4**Zoning:** Residential**Water:** None**Sewer:** -**Utilities:** -

Horizonview Acres is the perfect community to build your dream acreage property! This 4.7 acre parcel of gently rolling native pasture is worth seeing in person. The property is well suited for a gorgeous walkout house to take advantage of the impressive views and private and peaceful atmosphere. Some benefits of an acreage community are the paved roads to your driveway, the priority snow removal in the winter, school buses to your property, the proximity to the main highways and minutes to the nearby town of Kitscoty. The County of Vermilion River is excellent to work with and takes good care of its residents. Come take a look at this piece of land and see if you can picture your dream home on it.