

**117 1 Street S
Queenstown, Alberta**

MLS # A2262030



\$125,000

Division: NONE

Lot Size: 2.07 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: Hamlet Residential

Water: -

Sewer: -

Utilities: -

Looking for a quieter, simpler lifestyle? This 2.07-acre parcel in the Hamlet of Queenstown offers a unique opportunity for those seeking a minimalist or off-grid way of living. Currently set up for solar-powered living, this property also has convenient access to services if desired. An electrical line has already been run to the living quarters (not yet connected), and natural gas service from Sunshine Gas Co-op is located just across the road. Off-grid living or on-grid living—you can choose for yourself, as both are available here! Included with the property are two 20-foot shipping containers, a 255 sq. ft. tiny home, a 33-foot RV, a garden shed, a dedicated battery house for the solar system, and a solar array with batteries. The tiny home features a solar-powered fridge (convertible to standard power), a propane range (which could be converted to natural gas), a wood stove, and plumbing for a bathroom (not yet hooked up). The acreage has three sides of fence posts installed, with approximately 300 feet of chain link fencing ready to be put up. There's also ample room to build an addition for extra living space. The property has its own well, producing approximately 10.5 gallons per minute, and about 50–60 trees have been planted, including apple, plum, and cherry varieties. This acreage is being sold *as is*, *where is*; condition and offers the perfect start for someone ready to embrace small-scale, sustainable living in a peaceful hamlet setting.