

**1 Susquehanna Avenue
Rural Cardston County, Alberta****MLS # A2265728****\$82,000****Division:** NONE**Lot Size:** 3.12 Acres**Lot Feat:** Square Shaped Lot**By Town:** Cardston**LLD:** 36-3-25-W4**Zoning:** GCR**Water:** See Remarks**Sewer:** -**Utilities:** -

An incredible opportunity awaits with this partially developed lot 5 minutes from Cardston. This property already features a dug basement (lightly filled back in) along with a septic tank and cistern site, and a driveway with a culvert giving you a strong head start on building your dream home. Over \$10,000 has already been developed on this property making it a steal of a deal! This beautiful 3.1 acre lot offers a lifestyle many crave, peaceful mornings, breathtaking mountain views, and the freedom to build without limits. Whether you're planning a family home or a future vacation rental, this lot's generous size and nearly square layout give you the flexibility to bring your vision to life. Gas and electricity are conveniently located nearby, and water can be hauled or accessed if you want to dig a well. Enjoy life just 5 minutes from Cardston, with the natural beauty of Waterton Park and St. Mary's Reservoir's beach within easy reach. A quiet corner of Alberta with room to breathe and plenty of upside. Call your favourite REALTOR® today for more info!