

**14065 TWP RD 1074**  
**Rural Mackenzie County, Alberta**

**MLS # A2274976**



**\$230,000**

**Division:** NONE

**Lot Size:** 11.27 Acres

**Lot Feat:** -

**By Town:** La Crete

**LLD:** 24-107-14-W5

**Zoning:** RIG

**Water:** Public

**Sewer:** -

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Excellent opportunity to own 11.27 acres just off Highway 697 in Blumenort, just south of the brand-new Car & Truck Wash. This high-visibility location is ideal for launching or expanding a rural Alberta business, offering great access, local and drive through traffic, and strong commercial potential. A rare chance to secure land in a growing area—bring your business ideas and make them happen here! Close to the general store, K-9 school, and just behind the auction yard. Zoned Rural industrial, with gas power and town water (trickle system) at the property line.