

**108 fielding Place
Hanna, Alberta****MLS # A2275731****\$30,500****Division:** Hanna**Lot Size:** 0.22 Acre**Lot Feat:** Irregular Lot**By Town:** -**LLD:** -**Zoning:** R1**Water:** -**Sewer:** -**Utilities:** -

Nestled in a highly sought-after neighborhood, this expansive lot offers endless possibilities for your dream home. Offered under municipal assessment, it provides an excellent opportunity in a desirable location. With plenty of space to build, you'll have the perfect canvas to design a home that suits your style and needs. Water, sewer, and all other utilities are conveniently located at the property line underground, with no overhead wires to interrupt your view or peace of mind. The property is located in a great community known for its welcoming atmosphere, excellent amenities, and a perfect balance of privacy and connectivity. Enjoy the tranquility of open space while being just a short drive from schools, shops, and dining. Whether you're looking to build a custom home or simply invest in a prime location, this lot is an opportunity you don't want to miss!