

0424251;1;2**MLS # A2281195****Rural Lesser Slave River No. 124, M.D. of, Alberta****\$139,900****Division:** NONE**Lot Size:** 29.90 Acres**Lot Feat:** Brush, Creek/River/Stream/Pond, Farm, Meadow, Pasture, Rectangular**By Town:** Slave Lake**LLD:** 28-72-2-W5**Zoning:** RUS**Water:** None**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Homestead, Farm, or Escape to Nature. Situated right at KM 36 along the Old Smith Highway, this cleared parcel is fenced on three sides and comes with power and natural gas at the property line—an ideal setup for building your dream homestead or establishing a base for your outdoor adventures. Whether you're looking for pastureland for livestock, a recreational retreat, or a private hunting camp, this property is full of potential. Set on high ground and backing onto thousands of acres of untouched Crown land, your access to hiking, quadding, hunting, and backcountry camping is virtually unlimited. Anglers, take note;this land is partially bordered by the Lesser Slave River to the south and the Driftwood River to the east, both known for great fishing. The Spurfield River boat launch is just 4 km away, making river access quick and easy. If you're drawn to quiet, open space with endless possibilities, this property is worth a closer look.