

**5404 Spruce Avenue  
Wandering River, Alberta**

**MLS # A2077900**



**\$45,800**

**Division:** NONE

**Lot Size:** 0.18 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Hamlet Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Rare treed lot in Wandering River - an easy walk to Wandering River School, and easy access to Highway 63. Amenities, recreation, shops, restaurants nearby - and golfing only 5 minutes down the road. Services are right to the lot for simple hookup. Enjoy building your dreams on this quiet cul-de-sac, in the family-friendly hamlet of Wandering River.