

**0 2422103 Block 1 Lot 1
Wandering River, Alberta****MLS # A2178568****\$99,000****Division:** Wandering River**Lot Size:** 12.45 Acres**Lot Feat:** Many Trees, Near Golf Course**By Town:** Wandering River**LLD:** 6-72-16-W4**Zoning:** AG**Water:** -**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

You have to check out this 12.45 acre piece of property!! Just minutes from Wandering River, AB, this property has treed areas for privacy, wildlife, ATV'ing and walking trails, and also has approx 1.5 acres of cleared space that could be used as a potential yard/building site, camping etc. Power and gas are available at the property line. Property is close enough to Hwy 63 that there is minimal gravel road, but far enough that the highway noise is not a bother. 3 kms away from a beautiful 18 hole golf course, close to crown land with quadding trails and ample wildlife watching opportunities. A fresh produce market is minutes away, with all the homegrown produce you can imagine. The hamlet of Wandering River is a couple minutes away, boasting several amenities, including, but not limited to: gas stations, food store, liquor store, A&W, Burger King, Senior's Center, Youth Center, School, Playground, trailer dumping station, water station, Fire & Rescue Services, ball diamonds, curling rink, and a community library. Come and visit this property to see how it could be an ideal recreational piece of land (on your own or to share with others), or as a possible location to set up a beautiful country home!!